

(For Administrative Use Only)

M I N U T E S

Sixty-fifth Meeting

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

AT

Headquarters, Cape Cod National Seashore

January 19, 1968

AGENDA

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Sixty-fifth Meeting

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<u>Item</u>	<u>Subject</u>
1.	Adoption of Agenda
2.	Approval of Minutes of Two Previous Meetings
3.	Communications Received by the Commission
4.	Progress Report - Cape Cod National Seashore
5.	Beach Buggy Operations
6.	Payments to Seashore Towns In Lieu of Taxes
7.	Agenda Items and Date for Next Meeting
8.	New Business

The sixty-fifth meeting of the Cape Cod National Seashore Advisory Commission was held on January 19, 1968 at the Administration Building in the Marconi Station Area, South Wellfleet, Mass., with the following members present:

MEMBERS

Joshua A. Nickerson, Chairman
Leo E. Diehl, Vice Chairman
Robert A. McNeece, Secretary
John W. Carleton
Ralph A. Chase
Nathan Malchman
Esther Wiles

Recommended by

Barnstable County
Secretary of the Interior
Town of Chatham
Town of Truro
Town of Eastham
Town of Provincetown
Town of Wellfleet

OTHERS

National Park Service, U. S. Department of the Interior

Stanley C. Joseph	Superintendent, Cape Cod National Seashore
George H. Thompson	Land Acquisition Officer, CCNS
Norton M. Bean	Chief Park Ranger, CCNS
Richard N. Strange	North District Ranger, CCNS
Lyndell Baldwin	Secretary, CCNS

Absent Commission members were: Josiah H. Child, (Commonwealth of Massachusetts), Arthur Finlay, (Town of Orleans), Robert L. Yasi, (Commonwealth of Massachusetts).

The meeting was called to order by Chairman Nickerson at 1:35 p.m.

MR. NICKERSON: The first item is the adoption of the Agenda.

It was moved by Mr. Diehl, seconded by Mr. Carleton and VOTED affirmatively to adopt the Agenda as printed.

Item 2. Approval of the Minutes of Two Previous Meetings

MRS. WILES: There are several small errors in the Minutes of

November 17. Of course we had a different Secretary, and I think she did pretty good to do as well as she did. On Page 3 about the middle of the page "Olympic" is spelled wrong. On Page 4 in Line 6 the third sentence the words "the letter stated" should be added so that the sentence will read: "The letter stated this Park is not large enough for it." On Page 5 in Line 14 the words "and not pay taxes the same as anyone else" should be added so that the sentence will read "I do not see why the Federal Government should collect rents and furnish these people housing and not pay taxes the same as anyone else." On Page 8, Line 6 and 7 should read: "We decided to put on all the town owned lands within the town of Wellfleet, as well as inside the Park." On Page 9 the word "in" should be added in the last sentence so that the sentence will read: "We thought the Park would be glad to clean up the whole thing instead of in two or three different parcels."

It was moved by Mr. Chase, seconded by Mr. Carleton and VOTED affirmatively to accept the Minutes of the Sixty-third meeting with the changes mentioned above.

It was moved by Mr. Chase, seconded by Mr. Carleton and VOTED affirmatively to accept the Minutes of the Sixty-fourth meeting as printed.

Item 3. Communications Received by the Commission

MR. NICKERSON: Does anyone have any communications? I have quite a

file here.

MR. DIEHL: Have any of us been reappointed? Has our appointment expired?

MR. JOSEPH: If you would like comments from me, I think your appointment expired on January 8. I telephoned the person handling this and find that they have received letters from some of the recommending bodies. They didn't know whether to act on the recommendations as they came in or wait until they received all of them. I suggested they wait unless there is some specific reason why they should not. They are working on it but they do not have all the recommendations.

MRS. WILES: Letters from whom?

MR. JOSEPH: The recommending bodies. We have one or two indications, for example Truro, we know what they are saying because they send us a copy .

MR. CARLETON: Shouldn't the other towns be told to get on the ball?

MRS. WILES: Mr. Atwood told me that I was reappointed.

MR. JOSEPH: I strive to stay out of it because it is up to each Board of Selectmen.

MR. MCNEECE: I received a letter from Mr. Finlay saying Mr. Norgeot is being recommended from Orleans.

MR. JOSEPH: If you would like me to I will follow up on those who have not taken any action.

MR. NICKERSON: What happens if nobody is appointed to take our place? Are we still in business?

MR. DIEHL: I am sure we are until our successor is qualified.

MR. NICKERSON: I think we can proceed on the assumption we are acting legitimately unless it is questioned by somebody else.

These communications with one exception have to do with the subject matter in Agenda Items 5 and 6, and if you are willing I will leave them to be taken up under these items. The other communication is a letter from Mr. Joseph in which he enclosed a copy of his letter to the Wellfleet Selectmen outlining the Park Service viewpoint with reference to the Wellfleet land exchange proposal. In addition to myself, the Vice Chairman and the Secretary and Mrs. Wiles were furnished copies. Since the other members of the Commission did not receive a copy I will read the letter. It is dated December 12, 1967, is addressed to the Wellfleet Board of Selectmen, Attention of Henry Atwood, Chairman, and is signed by Superintendent Joseph and reads as follows:

"The Wellfleet Land Committee in its letter of October 5, 1967, set forth a land exchange proposal which it is prepared to recommend to the town for consideration and appropriate action. The proposal includes all the land in the former Camp Wellfleet Military Reservation now owned by the town or land in which the town has an interest, for land of equal value at Newcomb Hollow Beach. This land exchange proposal was the subject of a meeting held at the National Park Service headquarters September 29, at which time the views of the committee and personnel of the National Park Service were discussed.

"The contents of the Land Committee's letter of October 5, together with my comments regarding the proposed exchange and land status maps, were forwarded to the Regional Director, Northeast Region, October 6 for his review and consideration. After giving detailed study to the Committee's proposal, the Regional Director, in his memorandum of November 9, set forth his comments and recommendations. Approval to proceed with negotiations on the basis of information presented in the Regional Director's memorandum of November 9 was also given by the Washington Office.

"The proposed exchange was discussed briefly with you and Mr. Douglas Park at the Cape Cod Advisory Commission's meeting December 1. The subject was covered in greater detail at a meeting on December 6 at this headquarters with you and Mr. Park. This meeting was followed by a field inspection of the Newcomb Hollow area and the Le Count Hollow area on December 7. The National Park Service would be willing to consult with the town to see if there is a small amount of land that could be added to the present town land at Newcomb Hollow as part of an exchange that would provide additional parking for use as a beach facility for the residents of the town. I am informed by members of my staff who made the field inspection with you on December 7 that by careful planning limited expansion of the present town parking area at Newcomb Hollow could be accomplished without affecting to any appreciable degree the existing natural values at this location.

"If the town wishes to add to its revenue by operating a beach for the public in addition to town residents, the National Park Service would be happy to explore other locations with you which might be more suitable geographically for enlargement and with good access from Highway 6. With this in mind, the Le Count Hollow area was also visited on December 7. An inspection revealed that the beach and the present slope from the parking level to the shoreline compare closely to these conditions at Newcomb Hollow. The potential of this area for beach development is readily apparent, now that the buildings have been removed. With a minimum of grading there is sufficient land are to permit development of beach facilities including adequate parking with little or no effect on existing

natural values. The Le Count Hollow area also has good access from U. S. 6.

"With benefit of our discussions including the field inspection of the sites, I feel confident that both you and Mr. Park may now have a better understanding of the situation at each of the areas, including the need and responsibility of the National Park Service to hold to a minimum any use of additional lands for development at Newcomb Hollow and the possibilities of the Le Count Hollow area as a site for a larger beach development with appropriate facilities.

"While additional engineering studies and site planning will be required before the exact area which could be utilized for expansion of parking at Newcomb Hollow can be determined, as well as the land area needed at Le Count Hollow, I am asking the Board of Selectmen to consider this proposal. This includes land at Newcomb Hollow to permit limited expansion and sufficient land at Le Count Hollow to permit a more extensive beach facility.

"We would appreciate your reaction to this proposal. If you are willing to take action along the lines indicated above, we will be glad to proceed with working out the details of the exchange."

I don't know what has happened since then, have there been any further developments?

MR. JOSEPH: I have contemplated George (Thompson) would include those in his report regarding land matters.

MR. NICKERSON: Fine, unless someone else would rather do it differently.

Item 4. Progress Report - Cape Cod National Seashore

MR. JOSEPH: Considering over-all progress, limitations on funds, complex details of financing and jurisdiction, the planning and

operations in all phases of Seashore activity are coming along very well. The factor of time to accomplish the goals is a critical one but special efforts are being made to utilize all available staff assistance in solving problems. Mr. Bean will be prepared to discuss the beach buggies, following review with the Rangers. Mr. Thompson, along with other details in the lands matters, will have a report regarding the status of the proposed land exchange with Wellfleet. As of the middle of the month the Visitor Center at Provincetown under construction by Earl Wall was coming along satisfactorily. The amphitheatre under construction by Mr. Wall is approximately 60% complete. The amphitheatre project remains under Stop Order until Spring.

Working Drawing No. NS/CC 3241, preceded by Preliminary Drawing No. NS/CC 3237 which was approved on December 7, was reviewed by the Project Supervisor for the proposed Marconi Beach Access Road, Parking Area and Utilities. Around the town lands, over-all planning including tour road will be such that best results will occur. Sufficient road and trail funds can be made available if reprogramming is approved. Building and utility funds however, are limited; therefore no buildings have been shown for obliteration under this contract. The only utility to be installed consists of a water line serving the proposed bathhouse.

With respect to commercial developments, Land Acquisition Officer

Thompson and District Ranger Strange met with Mr. and Mrs.

Sumner Horton on January 11 for the purpose of reviewing certain items including sanitary requirments and plant screening material which it was suggested be looked into prior to extension of the Certificate of Suspension of Condemnetion for the campground and trailer park.

On December 5 following discussion with Mr. Delbert M. Johnson, Jr., owner of the Governor Prence Motor Lodge in Truro, and after telephone conversations with Advisory Commission officers, we wrote Mr. Johnson. Mr. Johnson plans to renovate the Motor Lodge at a cost of approximately \$3500; the renovation to consist of minor work which will result in rearrangement of the entrance with the extension of a wall approximately 10' out from the present line of the building. He was notified he could proceed with the work, provided the necessary building permit is obtained from the town of Truro. Under date of January 12 we have received by certified mail a notice from the Truro Board of Appeals that a hearing will be held on the petition of Mr. Johnson on January 25.

A prospectus for the Highland Golf Course in Truro was issued and a press release prepared on December 29. Offers were requested by January 31, 1968. Up to this time there have been 28 inquiries and several requests to look over the property.

On January 22 and 23 we expect to be visited by Messrs. Dave Kimball

and John Reynolds of the Philadelphia Planning and Service Center to assist in making preliminary arrangements for gathering information for review and if necessary revision of the Master Plan during the coming Summer season.

On January 16 it was my pleasure together with Park Engineer Bowman to meet with Massachusetts Commissioner of the Department of Public Works Edward J. Ribbs. The meeting was general in nature, outlining some of the potential coordination needed between the Commonwealth, the towns and the Seashore with respect to improvement and alignment of U. S. Highway No. 6. Also present were Mr. Eugene R. DeSilets, Chief of the Development Planning and Project Control Office at the Philadelphia Service Center and two representatives of the United States Bureau of Public Roads. We look forward to exchange of information about future plans concerning all of the instrumentalities of government, which will undoubtedly be beneficial for planning for road improvements, traffic circulation, relief of congestion and overcrowding, and maximum coordination of town, Seashore and Commonwealth developments and plans for determining capacities and preservation of scenic qualities, with emphasis upon conservation, etc.

I attended a hearing at Windsor, Connecticut on January 17 relative to a proposal for a Connecticut River National Recreation Area. Many of the situations and factors have a good deal of similarity with

those at Cape Cod. I attended as a Keyman on behalf of the National Park Service in terms of keeping acquainted with proposals of this nature and while no statement was necessary it is possible that inquiries may be made in the future as to methods of operation at Cape Cod.

Over the weekend of December 16 - 18 I was at East Stroudsburg, Pennsylvania with several other Superintendents in the Northeast Region going over various administrative procedures and operations with the Director, Regional Director and staff members. Various matters pertaining to administration in general were covered. I did have the opportunity to describe broadly the ideas that had been presented informally to the Advisory Commission during its field trip at Provincetown on December 1.

I think it is of interest to know that Mr. John Atwood of Community Planning Services of Boston had left a note for me at the airport regarding the drawings and summary regarding proposals for improvements in Provincetown. Copies of the drawings are not available today since our copies are in the Regional Office. I can only assume that the Provincetown Planning Board will seek a meeting soon with the Advisory Commission. Mr. Atwood advised that the drawings furnished on December 15 should not be interpreted as finished drawings as they are meant only to explain the basic concepts which are outlined in the plan-summary. Mr. Atwood advised that this is

particularly true of the downtown plan diagram. He said that after their landscape and architectural people finish with it, it will be far more thought out and professional appearing.

Congressman Keith visited the area on January 6 and several matters were discussed during luncheon and while en route. Mr. Carleton and I were invited to lunch with the Congressman at Provincetown.

The more important matters discussed included the question of exploring taxes covering properties leased back by the Federal Government to private individuals, the possibility of the state authorizing an operations tax such as that outlined in the letter of December 13 from Assistant Director Hummel, golf course bids, operation of the two motels owned by the Government, possibility of additional legislative authority in connection with police problems in order to permit payments for law enforcement similar to payments for fire protection, completion of the Eastham School land exchange; and the limitation on land acquisition funds, and revenues for the Land and Water Conservation Fund.

When returning from Provincetown to Wellfleet with Congressman Keith I pointed out to him as we went along the road, the general geographic outline of the proposal described by the Provincetown Planning Board. While not covered in detail, it was understood by him that any proposal emanating from the town that would involve a boundary change would require Congressional authorization.

I thought it would be of interest to the Commission to have this brief summary of visitation measured by our traffic counters:

	<u>1966</u>	<u>1967</u>	<u>% increase</u>
Total visits:	2,830,288	3,040,509	7.4

The 7.91 inches rainfall in June, July and August, 1966 compared to the 11.41 inches for the same period in 1967 contributed to decreasing beach and interpretive uses as follows. During July 1967 a total of only 10 good beach days were noted as compared with 26 in July 1966.

	<u>1966</u>	<u>1967</u>	<u>% decrease</u>
Protected Beach Use	487,523	283,512	40
Campers(Private)	196,658	188,732	4
Guided Walks (Attend)	17,173	16,037	1
Interpretive Talks	52,013	37,514	27

Although I didn't prepare any comments on it I think it is appropriate to state that we are planning to staff however for a normally heavy use during the coming Summer in terms of Seasonal Rangers, Lifeguards and other seasonal help. I assume with seasonal weather we will have an extremely heavy summer as usual.

MR. NICKERSON: How is the total of the visits arrived at?

MR. BEAN: By the use of traffic counters on most of the main roads.

We have them at Doane Road, Cable Road, Head of the Meadow Road,

Pilgrim Spring, Herring Cove Rotary and Race Point Road. They give the actual count of vehicles. We work out our totals on the basis of the number of passengers in a vehicle using a figure which varies depending on whether it is Summer or Winter. It averages 3 and a small fraction. The figure is chosen on a spot check basis.

MR. NICKERSON: This indicates just under a million vehicles.

MR. MALCHMAN: May I ask if any of these counters are on Route 6?

MR. BEAN: They are all on approach roads to Route 6.

MR. MCNEECE: Does this mean one car could be counted five or six times?

MR. JOSEPH: This points up the extremely complex nature of an approach of this type in terms of impact. For all purposes there is not any such count, it has to be interpreted.

MR. NICKERSON: The situation here is not like Yellowstone or Mount Rainier. Here on Cape Cod people are visiting for many other reasons.

MR. JOSEPH: The counter at Head of the Meadow Road serves both the town and Seashore beaches. There is no way of segregating the count except by a massive detailed operation. This is ordinarily beyond our means.

MR. DIEHL: Do you have the same number of counting stations in the same locations as you had in 1966?

MR. BEAN: There was one change which accounts for some increase. We had one at Coast Guard Beach in 1967 moved to Doane Road and put in

another on Cable Road. Figures are not really comparable in those two areas.

MR. MALCHMAN: Was there a count made on paid admissions?

MR. JOSEPH: We have the total number of dollars. Two types of tickets were sold. I did confer when I was at the Connecticut River Hearing with the Regional Director and Assistant Regional Director of the Bureau of Outdoor Recreation which controls our fee collections. They did ask if we could make a count of the number of people going through the entrance stations as well as the number of tickets sold. I said I would check into it and do the best I could. We will probably come up with a finger counter which will be fairly accurate.

MR. BEAN: That would also help give a more accurate number of people for general use.

MR. JOSEPH: We were not set up for that last year. This year we will be.

MR. MALCHMAN: Do you feel fee collection for the first time cut down beach use?

MR. JOSEPH: Yes, I would say so. In a word, I don't know how much. I know many people accepted readily and were glad to pay the fee.

MRS. WILES: You did say up here (Range Road) you had lots of people who never came before.

MR. NICKERSON: You probably had thousands of people visiting up here

this year who would have used your protected beach areas if there had been no fee there.

MR. JOSEPH: If I may recall one single fact, which does not tell the whole story - I came here in January 1966, it was all new to me. My first summer was the summer of 1966; we got through pretty well, but the fellows did put on my desk a request to put in emergency parking in this area because visitors were parking all over. You will recall your discussion to build two fifty-car parking lots. I told the staff that while we had trouble, I could not authorize temporary clay-hardening parking. The problem existed in 1966, I dare say it was greater in 1967 along the Range Road. I have that clearly in my mind.

MR. NICKERSON: One statistic you didn't give is the volume of the visitation at the Visitor Center at Eastham.

MR. JOSEPH: We can get it for you.

MR. DIEHL: Regarding the road improvements you were talking about, is there any chance of them getting under way this season?

MR. JOSEPH: I feel safe in saying no.

MR. NICKERSON: You said people from the Bureau of Public Roads were there, are they going to give us money on the basis of 90-10 instead of 50-50?

MR. JOSEPH: Everybody is interested in knowing if there are Federal funds that can be provided since travel is coming to the Seashore.

Every meeting I attend, in connection with roads I am asked if there isn't some source of Federal funds. Under the Approach Act I know there is no source of funds. The Bureau of Public Roads can help. They will check and see if financing will be available. Since they become linked in this anyway to the extent of 50% we may as well get them into our planning.

MR. DIEHL: Are there any plans to extend the double-barrel on the Mid Cape?

MR. NICKERSON: There are definite plans to extend that this coming year.

MR. JOSEPH: It was the idea of the combined Orleans and Eastham Planning Boards to meet with the Commissioner in September and they invited me to go along. At that time they were talking about double-barreling from Hyannis to Orleans and they were planning

MR. NICKERSON: They are planning to double barrel from Willow Street to Route 134. That is the heaviest traveled part of the Mid Cape highway.

MR. JOSEPH: Here are the figures regarding the visitation at the Visitor Center in Eastham, for 1966, 427,972; for 1967, 388,079.

MR. NICKERSON: That is an actual count of individuals? Is it probably subject to error?

MR. JOSEPH: That is about as precise as you can get unless you have a turnstile.

MR. MCNEECE: Would you estimate maybe 90% of those people came from areas off the Cape and only 10% from neighboring towns?

MR. JOSEPH: I don't know how I would arrive at such a broad estimate.

MR. NICKERSON: Does that include people coming to the amphitheatre?

MR. JOSEPH: No. Only those entering the Visitor Center building; the count is made by a naturalist using a finger counter as he sees them coming in the door.

MR. NICKERSON: There is a factor of error, but this is no different one year than from another. That probably is the most accurate measure you have of these figures.

MR. BEAN: This would be affected less by weather than the protected beaches.

MR. NICKERSON: That is a fairly accurate count comparing one year with another.

MR. BEAN: We did have one additional beach open this year which we didn't have last year, Head of the Meadow.

MR. NICKERSON: The paid admissions at the Pilgrim Monument in Provincetown this year were slightly more than last year.

MR. MALCHMAN: I asked late in August but they said they were running just about the same.

MR. NICKERSON: It started off slow but picked up. There were from 130,000 to 140,000 paid admissions.

MR. BEAN: In regard to the North District, where we have counters in the same locations for the two years, between 1966 and 1967 the percentage of increase was .01.

MR. NICKERSON: That includes Race Point, Herring Cove, Pilgrim Spring and Head of the Meadow.

MRS. WILES: Do you think EXPO cut down on Cape traffic?

MR. NICKERSON: It may have.

MR. MALCHMAN: I don't see how you can take that number of visitors out and not feel the effect of it.

MR. NICKERSON: The interesting thing is that the figure in the North District is about the same as last year.

MR. BEAN: One reason for the ~~change~~ in ~~the~~ South District could have been the relocating of the traffic counters.

MR. DIEHL: What else can the visitor do on bad days but travel? Beach traffic would be away off.

MR. MALCHMAN: I would say that these figures indicate that they were riding around.

MR. NICKERSON: Are there any further questions on Mr. Joseph's part of the progress report? If not we can hear George Thompsons'.

MR. THOMPSON: The Beede condemnation case was filed December 29, 1967. One condemnation assembly recently went forward to the United States Attorney for filing, it included 15 tracts, all of which are located in Block 28, Eastham. Defects in title and owners unknown were the

reasons for taking condemnation action.

Two other condemnation assemblies recently were transmitted to the Department of Justice by the Solicitor. One covered 15 tracts in Truro and the other 20 additional tracts in Truro, 2 in Wellfleet and 1 in Eastham. Most of the tracts in these two assemblies have title defects or their owners were unknown.

The results of a meeting, which was held on January 5, 1968 with the Wellfleet Selectmen regarding land exchange are that a sketch showing a suggested layout for expansion of parking is to be made and presented to the town.

The case of the Manuel Thimas tract, involving 7.02 acres, in Camp Wellfleet, was tried before a jury in the United States District Court on January 15 and 16. On the basis of the testimony given as to the value of the 7.02 acres on August 29, 1961, the date on which condemnation declaration of taking was filed, the jury awarded the owner \$6500.

District Ranger Kimpel and I met with Mr. and Mrs. Sumner Horton to review with them what action they had taken relative to meeting sanitary requirements for their trailer park and campgrounds, and to point out to them the need for tree and shrub planting along Highland Road to screen off the trailer park.

MR. JOSEPH: The attorney representing the occupants or those claiming ownership of structures concerned in the Beede condemnation

applied in their behalf for suspension of condemnation certificates of improved property. They were reviewed by this office and by the Regional Office and based on available data the certificates could not be granted.

MR. NICKERSON: Primarily on the basis of common ownership?

MR. JOSEPH: It was previously determined that a key point would be the legality of the ownership of the land and structure in the same individual.

MR. NICKERSON: Would the answer have been the same if the land and the dwelling were in the same ownership?

MR. JOSEPH: This might have obtained if this was in the same ownership before 1959.

MR. THOMPSON: If it is found in Court that they have improved property status then the title can be re-vested.

MR. NICKERSON: What did the Park value the ~~Thiras~~ land?

MR. THOMPSON: It was appraised at \$2800 in 1961. The owner testified the land was worth \$25,000, the attorney testified \$22,500, the award made by the jury was \$6500.

MR. CHASE: Would that be the first land in Camp Wellfleet going to trial?

MR. THOMPSON: Yes. They all range in value \$900 an acre including interest accumulated.

MRS. WILES: Why wasn't the Land Exchange Committee included in that

talks you had with the Selectmen? We asked ~~them~~ and they said it was up to Mr. Joseph. I just want to know who is giving me the run around.

MR. CHASE: I think it was ^{up to} the Selectmen.

MRS. WILES: We felt the Selectmen were going over our heads. We are the ones authorized by the town. They are taking duties upon themselves that

MR. NICKERSON: I would think as far as the Park Service is concerned it is not up to them to determine who will represent the town. If there is any question within the town government it is up to them to make this determination.

MRS. WILES: We feel they are taking duties upon themselves

MR. NICKERSON: This isn't up to the Park Service.

MRS. WILES: Henry Atwood had no objection to us coming if Mr. Joseph agreed.

MR. CHASE: George (Thompson), regarding the Eastham land exchange for the school, what is the situation with regard to that?

MR. THOMPSON: Our lands office informed me the day before yesterday the preliminary opinion of the Attorney General has not been given in Washington as yet, but we expect it very shortly. The delay was caused by the need for a new deed which was prepared at the request of the attorney for the town and school district. The original deed we had drawn the school district attorney felt was not detailed enough

to describe the land so we prepared a new deed on the basis of the Nickerson and Berger survey that was made in November.

MR. JOSEPH: It is quite apparent that the school district desires to have all things carefully scrutinized. This has contributed to some delay now in the Department of Justice which must render a title opinion before George (Thompson) can execute the deed. George (Thompson) has been delegated authority to sign the deed and then the town must make arrangements with the school district. These details have been requested by various people and there is no conflict, just time required in wrapping up the details.

MRS. WILES: May I tell you the report we got back from the Selectmen after they met with you - that was that the Park was to retain the dunes between the parking area and the ocean. I don't think you will find that the town is going to destroy dunes any more than the Park is and the town won't go along with this if the Park would retain the dunes between the parking area and the ocean. That would not be practical. That is, as I understood it, what you came up with. We are giving you 1000 feet of ocean front

MR. NICKERSON: Isn't this a matter of negotiation?

MRS. WILES: It is, but they are going over our heads and they are getting nowhere.

MR. NICKERSON: The Park Service is not going over anyones head. They are dealing with the town.

MR. CHASE: It doesn't seem to me that there is anything the Advisory Commission can do.

MR. NICKERSON: I did not understand that the United States would retain the dunes. I thought an arrangement would be devised whereby the dunes would be protected from encroachment.

MR. THOMPSON: It was left that a sketch drawing would be made to determine the amount of additional parking that could be undertaken without detriment to the dunes.

MR. JOSEPH: I can say this, we have always had an open door policy. We have to get down to business with the town on the basis of a single voice.

MR. THOMPSON: To clear up the situation would you ask Mrs. Wiles to read the article from the Wellfleet Town Warrant which refers to the Lands Committee?

MRS. WILES: At the Annual Town Meeting in Wellfleet held on February 11, 1963 it was (Reads) Voted: That a Committee of five be appointed to make a study concerning the transferring of the Town's right, title and interest to any and all roads, beaches, parks, landings or other land within the National Seashore boundaries, to the National Park Service. This Committee shall consist of one Selectman, Esther Wiles, one member of the Planning Board and two to be appointed by these three; and said Committee shall report back not later than the next Annual Town Meeting.

MR. MALCHMAN: I don't think any part of this discussion is any of our business. It seems the town is in the process of negotiation before any study and report.

MR. NICKERSON: I think the town should resolve its own problems.

MRS. WILES: We were told one thing in Wellfleet and we get a different report up here.

MR. NICKERSON: This sounds like a jurisdictional dispute.

MRS. WILES: We have something to report; we have made maps.

MR. JOSEPH: I would suggest we continue to have George (Thompson) prepare this sketch. I think it is appropriate and proper to give this to the Selectmen. Our doors are always open to the Selectmen and to the Lands Committee.

MR. NICKERSON: I think it is desirable to resolve this between the Selectmen and the Committee so someone can act.

MR. MCNEECE: Does this affect the road to the beach?

MR. JOSEPH: In view of the exigency and in view of the fact that we were negotiating with the town it was the understanding that we would design around the town land and that is the way the matter stands now.

MR. NICKERSON: What are the prospects of 1968 use?

MR. MCNEECE: You are going for no bathhouse?

MR. JOSEPH: We say we have a fighting chance to try to do it. As of now, getting it down on paper, getting bids, finding a contractor who can do and will do it is at least problematical.

MRS. WILES: In regard to this road going across town lands, as we said before we were going for a one-package deal with the Park and they asked us to change our policy so they could get the land in Camp Wellfleet, but they didn't want to do anything in the Summer because we were so busy so we met the last day of September and consulted, and we asked them to bring us a plan of what they were willing to do. We didn't hear from them until December; it was sent to the Selectmen so I don't feel we are to blame for this being held up. We are or were ready to do our part and ready to call a town meeting when we had something to report. I feel we are not to blame.

MR. NICKERSON: In order to accomplish any real road there must be a definite proposal.

MRS. WILES: We tried to get them to do something.

MR. JOSEPH: I don't think there is any question of blame involved. It would be nice to get all facilities in there and the land exchanged but I think in view of the complexities we are making progress.

MR. NICKERSON: The idea is to get the mission accomplished rather than to say whose fault it is that it isn't accomplished.

MR. JOSEPH: As you know through planning with Mr. DeSilets in regard to this beach, we are working to do it the very best possible way. All in all I think it will work out very satisfactorily.

MR. THOMPSON: The Wellfleet Conservation Commission Chairman was

also consulted in regard to the lands involved in this exchange.

MR. JOSEPH: Mrs. Wiles invited the Conservation Commission Chairman to attend a meeting. I thought that was a good thing to do.

MR. THOMPSON: This request was subsequent to that meeting and the Chairman wanted the members of the Conservation Commission to visit the site and have the exchange explained to them. I would like to give you a few more details regarding the Hortons. We met ten days ago or so, they showed me a letter from the Barnstable County Public Health Service written after a joint meeting with the town, state and county inspection of the area giving them an A-1 report. They have already received a permit from the town to operate this year. Since there have been no plans drawn as yet showing the type of dry well they have been recommending, the town went ahead and issued a permit for the trailer park and campground. They apparently have a good operation. So far as screening is concerned he has ordered deciduous trees and evergreens to be put in in the Spring to take care of that. They are willing to cooperate in any respect to meet requirements.

MR. JOSEPH: In further clarification regarding the structures on the ^{Beach}~~Beach~~ property entered into condemnation, I think I mentioned once before, but I will reiterate, we have set in motion machinery for a definite case by case study under the Chief Park Ranger so that the Seashore can make a recommendation on each one of the structures.

This is a very definite action and complies with the review by this Commission of similar types of problems which came up in 1963. We have issued a memorandum to get this case by case study made so that recommendations may be sent to the Department so that these people will know what phase out period or other action can be taken. This was the action requested by the Secretary as you know and we are correct in keeping faith with the Commission and the Secretary and putting it in writing. We have called for this to be done this Winter and Spring.

Item 5. Beach Buggy Operations

MR. NICKERSON: Did every member receive a copy of Mr. Joseph's letter with the accompanying memorandum from the North District Ranger regarding beach buggy and oversand vehicle use in 1967? I hope you have had an opportunity to read it.

MR. BEAN: We have given further consideration to some of our proposals in the material furnished you in November and are recommending some changes. Primarily this has to do with overnight parking of vehicles at designated sites, rather than clearing the beach of parked vehicles, other than those actively engaged in fishing between midnight and 6 a.m. There is a problem of where they would go if chased off--to a roadside area in Truro, etc. Probably the quickest way to handle this is to review the conditions of the Permit as listed on the copies of the oversand vehicle permit which you received.

No. 1. This permit applies only to land under the jurisdiction of the Cape Cod National Seashore.

We would probably leave about as it is. The permit applies only to lands in the Seashore.

No. 2. The portions of the Seashore open to this use will vary from season to season and current open areas may be seen on a map available for inspection in the nearest Ranger Station.

This would remain the same.

No. 3. Travel on sand routes and access to and from the beach will be over designated and marked routes only. Sand route markers will be 4x4 posts with a 3 inch orange band at the top.

We will condense this to read:

Travel on sand routes and access to and from the beach will be over designated and marked routes only.

We have a program under way to re-mark designated sand routes with steel or concrete posts to attempt to confine travel to these routes only and reduce unrestricted dunes travel. The suggestion was made that private vehicles be limited to one sand route between Race Point and Snail Road only with other travel over the dunes limited to commercial beach taxis. Great Beach cottage owners would be asked to cooperate by using access roads only at Race Point or High Head. However, we are not in a position to implement these latter suggestions.

MR. JOSEPH: As a part of the case by case study of the Great Beach cottages we feel that a study of the access thereto would be important, this could also help control beach buggy travel and we don't know quite all the details yet.

MRS. WILES: I think you have forgotten all about the people who go beachplumming.

MR. BEAN: They can park alongside the established tracks, but we don't want them making new tracks.

MRS. WILES: We should have a place to park where we don't have to carry our pails too far. Beachplums, bayberries, blueberries, it seems to me are left completely out of the picture.

MR. JOSEPH: I think that might be covered under Item 10 or 12

which make statements about tempering difficult situations with common sense.

No. 4. Driving off established routes, or so-called "dune driving" is prohibited.

MR. BEAN: We would leave this the same.

No. 5. Seashore permit sticker must be displayed just above the right tail light.

MR. BEAN: There is some question whether we need to include this in order to save space. In most cases the sticker is applied by the Ranger issuing the permit.

MR. NICKERSON: I think you need to tell them where to put it.

No. 6. Garbage and litter of all kinds must be taken to the nearest garbage or trash receptacle or carried from the area with you.

MR. BEAN: We will change this a little because we are also changing No. 7. As you know one of our problems is where does fishing end and camping begin. We plan to change No. 7 which now reads:

Camping including trailers on the beach is prohibited.
●occupants of vehicles parked on the beach at night must be engaged in fishing.

to read:

Overnight parking of vehicles, for periods not to exceed 72 hours, will be at designated locations only, except when actively engaged in fishing. Vehicles parked in such designated locations must be equipped with self-contained toilet facilities.

MR. NIKCERSON: Would "specified areas" be on the ocean front?

MR. BEAN: Yes, but at a certain marked distance back from the high water line.

MR. MCNEECE: Just with a 72 hour permit?

MR. BEAN: Yes, for overnight type parking only. The following would be added to No. 6:

Contents of holding tanks must be disposed of
at approved locations only.

The only location in the vicinity I know of where this could be done is the Provincetown dump. However there is some question in my mind whether this should be considered as an approved location.

MR. MALCHMAN: They do it now.

MR. JOSEPH: I don't think the United States Government can be a party to it. We might know it is going on, but we could not contribute to it. I am supposed to help see that the dump in Provincetown is being run right. We even tossed around the idea that they would have to come here. It definitely will require an approved type of holding tank.

MR. NICKERSON: Why don't you say it could be disposed of at an authorized location, one of which is - and designate this area. You haven't said go to the town dump but have given a place in the National Seashore.

MR. MALCHMAN: I would assume they will have to build a septic tank at the Visitor Center. Could thought be given to making it larger?

MR. JOSEPH: It is possible. Part of the proposal is to get vehicles

to a point where the dumping can be concentrated. There is a thing, so long as it can be tied to an existing sewage system that has proven fairly effected. We have discussed this as a possibility. It is called a travel trailer disposal station. A concrete pad with a drain in the center which can be cleaned - goes into sewage system and works very nicely where cars can go in and out without trouble. If we do that I then would have to go to the Regional Office and get construction money because this is new construction. I would say we definitely have to call attention to disposal before it becomes a problem. I think the Chairman's suggestion is good, to mention this is one of the approved locations. We would probably have to rig something up but it is not a real problem because we have a complete sewage disposal system here.

MR. MCNEECE: You would issue a permit for a person to park 72 hours and that they will be required to leave and go up and get another permit for another 72 hours?

MR. BEAN: We would try and have a Ranger on patrol who would be well enough informed to know which have been there 72 hours. If this didn't work next year we may try another approach.

MR. JOSEPH: If we were to describe this in detail it is possible we would have to have brand-new regulations.

MR. NICKERSON: In Chatham and Orleans they take one permit and then come in and get another and go out there again.

MR. JOSEPH: I think it is a step toward a possible regulation that it will be for a certain number of days a year.

MR. BEAN: We are proposing when they come in for a permit we ask them what their toilet facilities are, how long the holding tank is good for and where they have been discharging contents in the past. These are the major changes. The rest are similar to what they have been. In No. 8 which formerly read:

Open fires except when authorized by permit are prohibited, however permits are not required for stoves using gas or other manufactured fuels or for charcoal grills when these are used in designated picnic areas or on sandy or rocky beaches bordering on tide water

we are deleting "or on sandy or rocky beaches bordering on tide water."

No. 9 reads as follows:

Vehicles shall be operated at a reasonable speed and in such a manner so as not to endanger other persons or property. Under normal conditions a speed in excess of 15 M.P.H. is considered unreasonable.

We are changing this to read as follows:

Vehicles shall be operated at a reasonable speed and in such a manner so as not to endanger other persons or property. Sand and beach route speed limit is 15 M.P.H.

MR. NICKERSON: Speed should be not in excess of 20 M.P.H. instead of 15.

MR. BEAN: Items 10, 11, 12 and 13 would be unchanged. They read as follows:

- Item 10. Vehicles may not be parked in established tracks or routes or in any way interfere with moving traffic.
- Item 11. Riding on fenders, tailgates, roof or any other position outside of the vehicle while in motion is prohibited.
- Item 12. When two vehicles meet on the beach the vehicle with the sand dune to his right shall yield. This condition is expected to be tempered with common sense in difficult situations.
- Item 13. When two vehicles meet on the designated dunes routes the vehicle in the best position to yield will pull out of the track and this driver shall back into the established track before resuming direction.

Item 14 reads as follows:

When a vehicle becomes stuck and digs holes in road or adjacent area in order to get out, the occupants shall fill holes and leave area in good condition.

We would simplify it but leave in the phrase where the area shall be left in good condition. Items 15, 16, 17 and 18 will remain the same. They read as follows:

- Item 15. Permit shall be carried in vehicle at all times and displayed upon the request of any person having authority to enforce National Park Service rules and regulations.
- Item 16. The following equipment shall be carried in vehicle at all times: a. Shovel b. Jack c. Tow Rope or Chain d. Board or similar support for jack.
- Item 17. Vehicles will not drive across protected beaches at any time from June 1 through Labor Day.
- Item 18. Failure to comply with these conditions and the

National Park Service rules and regulations will be grounds for cancellation of permit.

That is what we propose for this year with the understanding that we may need to go further in the future. Item 6 and 7 are the only real changes.

MR. NICKERSON: In Item 7 you are saying overnight parking for vehicles not to exceed 72 hours at designated location only. This part about "except when actively engaged in fishing". Who? One person or everybody? Take for instance a beach buggy with a father, mother and three kids; if all are engaged in fishing they can be on the beach. Could you say "except when all occupants of vehicles are actively engaged in fishing" - to add emphasis? There might be a case where two men take turns fishing and the rest of the party sleeps, so you have a camping situation. If you find one fishing and two or three sleeping you would want to have a way to make this clear.

MR. CHASE: I think we are contradictory. We are giving a permit to be out there for 72 hours.

MR. NICKERSON: But this is in a designated area only. I know what happens in Orleans and Chatham. A vehicle will stay in one spot for two or three days with a whole family in it. They are not actively engaged in fishing.

MR. BEAN: I think the statement "except when all occupants are actively engaged in fishing" is good. We are going to bring this to their attention when they come for permits and question them at the

same time regarding waste disposal. We will confine the designated sites to two or three locations.

MR. NICKERSON: You have a situation here where you would rather tread a little softly at first.

MR. JOSEPH: Now that I have been through a full summer experience and see how intricate and interwoven the use is on Great Beach, I think we are in a field where we have to institute something looking forward to better control.

MR. NICKERSON: Ultimately you will have such a concentration of people there in campers on the beach that it will be unmanageable until you find out just how to slow it down. You are faced with a situation where, some, at least of these people, regard their beach camping as a right and not as a privilege. It has to be borne in on them that this is a privilege.

MR. BEAN: We have contacted the Regional Office - in many cases these people are securing Golden Passports; most of them are glad to do this - relative to considering making this a requirement before issuing a permit, that they must have this or pay the daily fee. It could be done if published in time in the Federal Register.

MR. NICKERSON: That would help you establish that this is a privilege and not a right.

MR. BEAN: This would make all of them pay an entrance fee. Some are already paying when they have to enter Herring Cove parking lot to

get to the sand route.

MR. JOSEPH: That would be merely a proposal. The BOR people would have to get this into their series of regulations.

MR. NICKERSON: Suggest Golden Passport in order to get sticker - or buy a one day ticket. He must stay in designated parking areas or be actively engaged in fishing.

MR. JOSEPH: We will try to see that everybody coming for a pleasant vacation has it, within the

Item 6 Payments To Seashore Towns In Lieu Of Taxes

MR. NICKERSON: I have quite a file of correspondence here on this subject; this does not include all I have received but it is the most pertinent. One is a letter from Norman Cook to Congressman Keith dated December 4 covering a number of points which includes that. There is an interesting letter here from Congressman Keith dated December 4 with which he enclosed a letter dated November 22 from Ira Whitlock, Assistant to the Secretary, Congressional Liaison. I would like to read you this letter: (Reads)

"Dear Mr. Keith: In the absence of Secretary Udall from the office, I am responding to your letter of November 20 with which you enclosed correspondence from the Chairman of the Cape Cod Chamber of Commerce concerning the possibility of payments in lieu of taxes for land included in the Cape Cod National Seashore.

"As stated in your letter of November 7 to the editor of the Cape Cod Standard Times, the only instance where payments have been made to a county in lieu of taxes is the case of Grand Teton National Park.

"There apparently is a misunderstanding over the language in the Arthur D. Little report to the Park Service on the proposed Redwoods National Park.

"When the Olympic National Park was created in 1938, a good portion of the park was taken from the Olympic National Forest. As you are well aware, logging is permitted in a national forest but is not permitted in a national park. Under the law when the Federal Government receives income from natural resources in an area, a portion of the income is returned to the county in which the resource is located. To put the matter into perspective, when logging was taking place within the boundaries of the Olympic National Forest, a portion of the income from logging was then returned to the counties in the State of Washington. When the park was created, the legislation reallocated the formula by which the income would be distributed to the counties in the area. It was determined that funds would continue to be paid to the counties in which the park was coming into existence from the sale of forest products. This distribution was to take place on the proportion of previous forest lands taken into the national park. It was, however, no payment to the counties in lieu of taxes; but there did remain a distribution of the income although no logging was permitted within the national park and the counties then received a proportionately smaller share than what had been received in the past.

"In the case of the proposed Redwoods National Park the draft bill which was sent from the Department to the Speaker of the House did contain a provision for economic adjustment payments to Del Norte County, California. It is my understanding that this same provision was contained in the bills which were originally introduced calling for the creation of the Cape Cod National Seashore. In reporting the Redwoods bill to the Senate the Senate Interior Committee deleted the provision calling for the economic adjustment payments to Del Norte and the Senate subsequently passed this bill by a vote of 77 - 6. As a result this provision is not contained in the Senate passed version of the Redwoods bill.

One further matter which I think should be clarified with regard to Grand Teton if this was indeed a special case; and when President Truman signed the bill, he said in his statement of approval that his acceptance of the measure

was not to be considered a precedent for future National Park legislation. I believe that subsequent events will verify that this policy has been carried out by all administrations and reaffirmed by the Congress on numerous occasions.

"If we can be of further help in this or any other matter please let us know."

He asked me to comment on that which I did when I wrote him as follows on December 14: (Reads)

"Dear Hastings: In your letter to me of December 4, 1967, you asked for my reaction to the letter to you from Ira Whitlock which you enclosed with it. He limits his comments to the question of precedents and does not even touch on the question of the justice of payments in lieu of taxes to communities economically damaged by Federal take-over of lands which formerly provided them with tax revenue.

"Yet in the case of the Olympic National Park where the land was transferred from one Federal Agency to another, payments were made for loss of revenue to the counties because of the cessation of logging.

"How much more so, then is the justification for offsetting revenue in lieu of taxes here at Cape Cod when the Park Service acquires homes and commercial enterprises to be rented back to private users -- homes and businesses which formerly paid taxes providing the only source of revenue to support the various expenses of the towns. Federal acquisition of these properties does not diminish the need for local expenses for police and fire protection, for health services, for schools, for traffic control, for roads, for welfare or for any of the many and varied public services which are financed by local taxes. In fact, the presence of a Federal park with a visitor count of some three million annually adds to these costs of local government.

"I can see no moral justice in letting a federal tenant ride tax free while his neighbor or competitor pays not only his own share of local taxes but the share of the Federal tenant who goes tax free.

"It seems to me that Mr. Whitlock has ignored this issue."

I wrote him again on December 18 as follows: (Reads)

"Dear Hastings: Since writing you on December 14th it has occurred to me that it may be that the comparisons between most National Parks and the Cape Cod National Seashore with respect to "in lieu of taxes" may not be as valid as it seems in the eyes of people like Mr. Whitlock.

"It is my understanding that historically the land for the National Parks has come primarily from other Governmental agencies who already owned the land. If this is the case, such land would not have been previously subject to local taxes. In the Cape Cod National Seashore on the other hand -- with the exception of the State-owned land -- most of the land which has been acquired has been from private owners and consequently was previously subject to local taxation.

"It also seems to me that some weight ought to be given to the fact that such a large percentage of the land within the towns of Truro and Wellfleet particularly, is being taken off the tax rolls through acquisition by the Park, that these towns will have their bases for real estate taxes reduced by a very high percentage when the acquisitions are all completed. The total amount of real estate which is being acquired in this manner is estimated to cost some \$28 million, of which \$16 million has already been spent. Assuming \$25 per \$1,000 as a realistic tax rate, this represents some \$700,000 annual loss in tax revenues to the local towns. Even if we go as low as \$10 as an assumed tax rate, the annual loss in revenue would be in the range of \$280,000.

"Admitting that the impact of such loss is not yet fully felt, the above indicates the ultimate magnitude of it in relation to the tax revenues of these small towns -- and while these figures may not seem large in Washington, they certainly look big on Cape Cod!

"With all good wishes for the Christmas Season."

Congressman Keith wrote me again on December 15 enclosing the following letter written to him on November 13, 1967 by

THE HISTORY OF THE
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FROM THE FIRST SETTLEMENT
TO THE PRESENT TIME
BY
JOSEPH NEALE
OF THE BARR

IN TWO VOLUMES.
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Mr. Robert S. Holmes, Midway Cottages, Route 6, North Eastham,
Massachusetts; (Reads)

"Dear Mr. Keith: I read with interest your letter in this evenings Cape Cod Standard Times telling of the prospects of Cape towns receiving payments in lieu of taxes for property purchased for the National Seashore.

"I would like to ask you how you feel about the policy of the National Seashore whereby they purchase motels, hotels, golf courses, or other commercial property and then, after bids, lease them out so that they continue in operation. The end result being that a motel, for example, owned by the Federal Government, competes with privately owned business, pays no taxes to the town.

"I can well understand why a National Park located many miles from developed areas would have to have concessions of various kinds to serve the public, but certainly this is not the case with The Cape Cod National Seashore.

"Most certainly this policy has nothing to do with conservation. It is interesting to compare this policy to the one followed when a house or cottage is purchased by the "Seashore" - the structure is removed, the land restored to it's natural state.

"My feelings, as you can see, are that these properties should either be returned to outright private ownership so that they will again be part of the tax base of the towns (and they wre substantial contributors), or, The National Park Service should live up to it's creed of conservation and remove the buildings and restore the land to it's natural state.

"I would appreciate your comment. Thanks for bearing with me, I have been meaning to write this letter for a long time. At a recent meeting of the Eastham Board of Trade I brought this matter up for discussion and found considerable interest in it. Many of us sincerely support the National Seashore but I have found no one that supports this policy."

Mr. Keith of course asked the Director for his views on this

matter and received the following letter from Mr. Edward A.

Fummel, Assistant Director under date of December 13, 1967:

(Reads)

"Dear Mr. Keith: In our letter to you of November 22, we indicated we would be corresponding with you further in connection with Mr. Robert Holmes' letter to you concerning the acquisition by the National Park Service of motels and other commercial property for the Cape Cod National Seashore.

"The intent and policy of the National Park Service in the administration of the seashore are not different or incompatible with the views expressed in Mr. Holmes' letter and with your comments in connection with them. The acquisition and operation of the commercial facilities under discussion here are specific exceptions to the policy. In our earlier planning for the area it was determined that certain lands were essential for visitor use and proper administration of the seashore. The acquisition of the existing commercial facilities on these lands was incidental to the purchase of the lands involved.

"After consultation with the Selectmen of the towns involved and upon recommendation of the Advisory Commission, it was decided to continue the operation of the motels on an interim basis under contract for a period of 5 years. Present plans do not call for these motels to be operated after the existing physical plant needs replacement or has otherwise served its useful life. Ultimately, the operation of such Government-owned facilities will be phased out and dependence will be on privately owned and managed facilities.

"The acquisition of the land on which the Highland Golf Course is located is, as you indicate, a special situation; we believe all concerned are in agreement that it is a benefit to the community and the park visitors to continue it in use.

"We should like to point out, too, that there is nothing in the Federal law which would prohibit the levy of a local tax on the operations under discussion here. This is a

matter governed by State laws, and the local towns may wish to explore this possibility.

"Your continuing interest in the National Park Service is appreciated."

I think that sums up the situation, at least it seems to me the question here has the broad aspect with respect to all land acquired which might be very difficult one to do anything with. It also has implications with respect to motels and private residences such as Mr. Josephs' where the town was previously getting taxes and are no longer getting them. I believe we would have a pretty difficult time getting any consideration on the basis in lieu of taxes on land previously not in use, but there might be a possibility of getting it with respect to land which had been used and the Government is now renting back for private use and the users are not paying taxes.

MR. DIEHL: What, if anything, should the Advisory Commission do?

MRS. WILES: I think we should go on record as approving. There isn't much more we can do at the present time. Is there?

MR. MCNEECE: Can the town "up" the license fee to take care of a part of the motel?

MR. DIEHL: It can never be used in lieu of taxes. You are allowed a reasonable license fee.

MR. NICKERSON: Take the case of Mr. Joseph's house and the Salt Pond Motel, both are on public town roads.

MRS. WILES: We have to plow out that road for him.

MR. NICKERSON: And for the others on that road.

MRS. WILES: But not many others.

MR. NICKERSON: Maybe the approach would be for the towns to send a tax bill to the Federal Government on the basis that the property is not being used for Government purposes but is being leased to a private individual for private use and not being put to public use.

MRS. WILES: In Wellfleet besides losing property taxes -- at one time somebody thought it was a good idea to have it a town for retired people. Wellfleet has an unusually high percentage of retired people and when they get to be 70, if they don't have a certain income they can have their taxes rebated, and they are doing it. It is going to drive all the young people out and all who pay taxes with them.

MR. NICKERSON: Take Great Island and the Ball Estate for instance and assume for the sake of discussion there were no houses, do you think there would be any chance whatever to collect anything in lieu of taxes where it was being applied for public purposes?

MR. DIEHL: The Federal Government will not allow you to tax them. In the case of the motels you would think when the lease was let we could stipulate that he would be responsible for all taxes. It would be interesting if some town would try to collect taxes from them.

MR. CARLETON: Do you want us to try it on the Highland House? We will

will send a bill to Stan (Joseph).

MR. JOSEPH: I want to make it plain I cannot assist anyone in making a claim to the Federal government.

MR. NICKERSON: It might be a good place to start if we could get one from each town.

MR. JOSEPH: This would possibly be a high priority question about land, and I wonder - although I am not an expert - we rely on our land people to work out these arrangements - these things are vital to the Seashore and Federal Government - I just wonder if the property such as that big Ball tract were to stay in private ownership and we purchased a scenic easement at a reasonable price, there might be some way the town could still send a tax bill to the owner. It would be another dual type management or control.

MR. NICKERSON: The Park Service couldn't permit individuals to go on the land. You couldn't authorize visitors to go on the trails.

MR. MCNEECE: What use would the owner have of the land; he could come to the town and say that as long as he couldn't develop it why should he pay taxes.

MR. JOSEPH: Therefore he would prefer to sell it outright, and that is the general reaction.

MR. NICKERSON: But the fact remains that when the Park is completed as far as land acquisition is concerned in Wellfleet and Truro they will have considerable difficulty in maintaining economic viability,

(Eastham too), to some extent in survival. There is some property in Orleans and Chatham involved also.

MR. CHASE: I wonder how many of us here were at the hearing when this was discussed before the bill was filed. I remember Josh (Nickerson) you were there. It is all in the record; this is one thing they told them that couldn't be done.

MR. NICKERSON: The Act does have one saving grace; it provides an arrangement for improved property, so that can be kept and continue to bring tax revenue to the town.

MRS. WILES: But eventually all of these are being sold. I think somebody made the statement that they were surprised how many people sold property to the Government.

MR. NICKERSON: Whatever improved property was worth before, it is now highly desirable property, and the likelihood of its being turned over to the Government is very remote.

MR. MCNEECE: One answer which was presented during the hearings was that the towns would derive so much revenue from the increased number of visitors patronizing the motels, restaurants etc., they would be better off, not only just as well off, because they had this attraction in their towns.

MR. NICKERSON: That is right. That is what they told us. We haven't felt the impact of this Park yet.

MR. CARLETON: I think your letters were excellent Josh (Nickerson)

but you are selling Truro short. You said Wellfleet, especially.

MR. NICKERSON: There isn't anything we can do as an Advisory Commission which would be helpful in this situation. I feel rather frustrated as an Advisory Commission.

MR. JOSEPH: Isn't there anything which can be tied in with Mr. Holmes' letter?

MR. DIEHL: I would like to check into it; there are some interesting cases pending. I would like to get the background on them. The State reimburses Brewster for Nickerson State Park, I don't know why

MR. NICKERSON: What is going to happen to the golf course if it is operated as a private business?

MR. DIEHL: The same situation as the last four or five years.

MR. JOSEPH: That is correct. We have no contract. We have no contract, he has a Special Use (non-fee) Permit. On the other hand if the course is leased as a result of the prospectus which we now have advertised, this will bring in a franchise fee which will be deposited in the Federal Treasury.

MR. DIEHL: Maybe the town could send a bill for services.

MR. NICKERSON: Isn't the Park paying Eastham for fire protection?

MR. JOSEPH: Yes, but not for police protection.

MR. CARLETON: Truro wants to live with the Park and have very friendly relations. I would like to have Tommy Kane (tax collector)

with the permission of the Selectmen, issue a tax bill on the Highland House and properties as a test case. Why not try it?

MR. NICKERSON: This would not be as clean cut a case as the motel operations because it was a part of the condition of the sale.

MRS. WILES: It would be quite interesting if we turn Pamet Point Road over to the Park. Who will plow it out?

MR. JOSEPH: The town, once it makes up its mind, might offer roads to the Park Service. You saw the proposal. If we ever got them we would have to maintain them, plow snow etc.

MR. CARLETON: I wish the town of Truro would give you Long Nook Road. 80% of the land along the road is owned by the Park. As it is now the town doesn't want to spend any money there because of that fact.

MR. JOSEPH: As long as that question has come up, you may recall there is a two page statement regarding town roads which was written in 1963; part of it is that there will be built in this process of accumulating experience and operating over the years a better defined policy regarding roads and I think this would be

MR. MCNEECE: Are the experiences we are having at Cape Cod being made available to Fire Island and other Seashores that are being established so that they can have a little better experience with acquisition etc., before they get into this? Here we are actually

living an experience and coming across all these problems. It would be some consolation if some other sections who are doing the same thing could be spared these problems.

MR. JOSEPH: They read the Minutes of your meetings.

MR. CARLETON: We tried to turn over the Head of the Meadow road but it was voted down. I fought like the dickens to give that to the Park.

MR. CHASE: Turning over the roads in Eastham to the Park has worked very well. People living there now are happier. Here is something that was a deficit to the town and now it is an asset. It is the same with the beach. We could never pay to improve it at all. We did away with an eight to ten thousand dollar a year expense between them and perhaps more. We all have the same use of it.

MR. CARLETON: How much did you lose on Chapter 81 or 90 money? That was the question our local people brought up.

MR. CHASE: Not so much.

MRS. WILES: If you have to maintain a right of way over that road to get to some other property owned by the town I think you have to be very careful.

MR. JOSEPH: I would like to read you this Guideline Statement Covering Town Lands, which was prepared on January 16, 1963 if I may. (Reads)

In accordance with Section 2, Public Law 87-126, 87th Congress, S.857, August 7, 1961 referred to as "An Act",

Lands owned by the state and political subdivisions may be acquired only with the concurrence of the owners. It is the practice of the National Park Service to acquire publicly owned lands through donation.

The National Park Service is available for consultation with appropriate town officials and interested citizens in those towns that are considering the transfer of town owned lands.

The Cape Cod National Seashore Advisory Commission has suggested that the Selectmen call a public hearing. If the results of the hearing indicate that the people of the town favor a transfer of certain town owned lands, it is suggested that the following steps be taken:

1. Authorize the Selectmen or other town officials to negotiate with the National Park Service on all aspects of the transfer.
2. Prepare a properly worded Article for the Warrant to be acted upon at a town meeting.

The National Park Service after legal authorization at the town meeting, and upon reasonable notice, which may be a minimum of six months, will accept such publicly owned lands within the authorized boundaries of the Seashore, including town owned roads, landings and beaches, and assume the responsibility for their development and maintenance and operation, within the limits of appropriated funds.

Pending a comprehensive study of existing town roads, including their legal status, and completion of the Park Master Plan, it is the present view of the National Park Service that the rights of way and titles for all town roads within the outer boundaries of the Cape Cod National Seashore project should ultimately, if offered, be accepted by the United States. It is conceivable, however, that the comprehensive study of town roads may reveal conditions not presently known that would not justify the National Park Service in accepting right of way to all town roads without exception, but a final determination of policy in this respect must await completion of the study. It should be understood that it may be necessary in some cases to change location, or

abandon certain roads, utilities or portions thereof because of safety factors, traffic flow, or the protection of natural or historic features.

In the meantime, the National Park Service will be prepared to take under consideration accepting the rights of way and title for any specific town road when some or all of the following conditions are met:

- a. The road is needed for the use of Park visitors.
- b. Title to fifty percent or more of the lands adjoining the road is vested in the United States, and
- c. Title to the town landing and public beach in which the road terminates has also been vested in the United States.

The Superintendent of the Cape Cod National Seashore will be available to discuss the policies concerning town owned lands with the Selectmen and other town officials.

The National Park Service will also undertake, at an appropriate time, a study of the relationship of the Park to the ponds, marshes, and other matters, and will subsequently formulate a policy statement on this subject.

I think it is about time we should make this study. I think in the field of policy we have some important things to discuss and the question of roads, to amplify this statement, might be in order.

MR. NICKERSON: Do we want to discuss the matter of payments in lieu of taxes any further? What about the next meeting, the Agenda and date?

Item 7. Agenda Items and Date for Next Meeting

It was determined that the next meeting will be held on February 9.

MR. DIEHL: We can leave the agenda up to you (Mr. Nickerson) and Stan (Joseph).

MR. NICKERSON: I hope other members of the Commission have some suggestions about what they would like to have on the Agenda.

MR. JOSEPH: I would like to ask Nate (Malchman) whether he is aware of the Planning Board proposal.

MR. MALCHMAN: I was sitting in on their meetings until last Spring; I lost them during the Summer.

MR. JOSEPH: I received material from the town planners and if the Advisory Commission wants to get into that at all it would be appropriate to do so. Otherwise I will take such action within my own outfit to take such steps as necessary.

MR. MALCHMAN: The Chairman is out of town.

MR. JOSEPH: Perhaps this matter could be deferred to a later date.

MR. DIEHL: You spoke of updating the Master Plan, will anything like that be ready by our next meeting?

MR. JOSEPH: There are six items which I am going to have to work on with our staff, it will be a narrative type thing, in three weeks we might have something.

MR. NICKERSON: I think it would be much more helpful to the Park

Service if we could discuss this piecemeal so that whatever is ready in the form of a draft we could talk about as it came along. How do you people feel about that:

MR. JOSEPH: Normally we go through the process of getting it all done and then having it reviewed.

MR. NICKERSON: Could we discuss it piecemeal as it comes off the press? As it was presented to us before it was a completed volume. I think we have the feeling we might be able to influence some of the language if it was presented to us in sections. If we could take each written portion as it comes we might be helpful.

MR. JOSEPH: It is good to have the thinking of the Advisory Commission on the regional character of what we are trying to do. I will be working on it next week and will be glad to bring you whatever I can. I would like to suggest that before our next meeting we go to the Job Corps for lunch and visit the Center with Mr. Orr.

Item 8. New Business

No new business appearing, the meeting adjourned at 4:45 p.m.

(For Administrative Use Only)

M I N U T E S

Sixty-sixth Meeting

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

AT

Headquarters, Cape Cod National Seashore

February 9, 1968

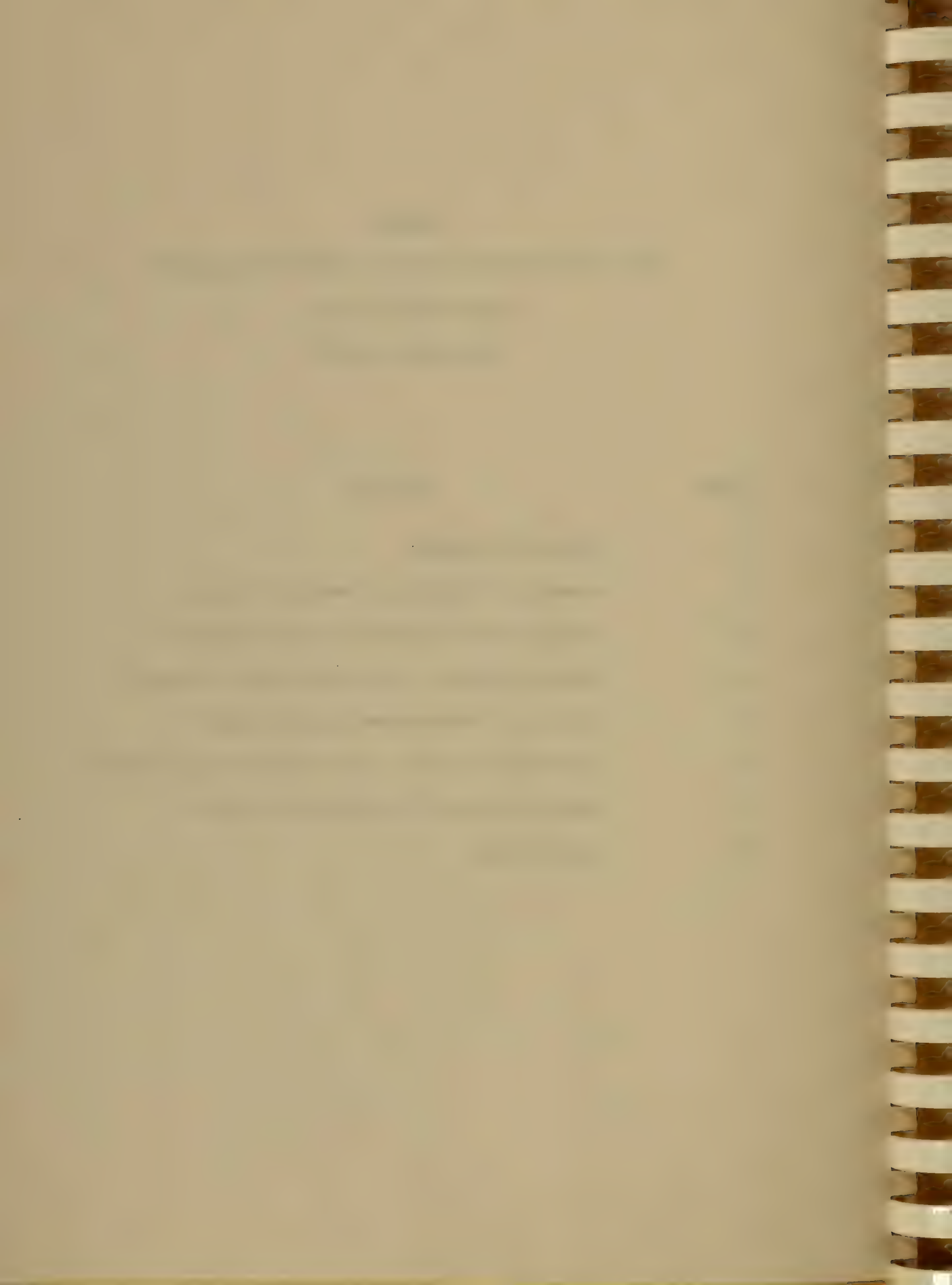
AGENDA

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Sixty-sixth Meeting

February 9, 1968

<u>Item</u>	<u>Subject</u>
1.	Adoption of Agenda
2.	Approval of Minutes of Previous Meeting
3.	Communications Received by the Commission
4.	Progress Report - Cape Cod National Seashore
5.	3:00 p.m. Provincetown Planning Board
6.	Master Plan Revision, Cape Cod National Seashore
7.	Agenda Items and Date for Next Meeting
8.	New Business



The sixty-sixth meeting of the Cape Cod National Seashore Advisory Commission was held on February 9, 1968 at the Administration Building in the Marconi Station Area, South Wellfleet, Mass., following a morning field trip to various work projects. The following members were present:

MEMBERS

Recommended by

Joshua A. Nickerson, Chairman	Barnstable County
Robert A. McNeece, Secretary	Town of Chatham
John W. Carleton	Town of Truro
Ralph A. Chase	Town of Eastham
Nathan Malchman	Town of Provincetown
Gaston L. Norgeot	Town of Orleans
Esther Wiles	Town of Wellfleet

OTHERS

National Park Service, U. S. Department of the Interior

Stanley C. Joseph	Superintendent, Cape Cod National Seashore
George H. Thompson	Land Acquisition Officer, CCNS
Vernon D. Dame	Supervisory Park Naturalist, CCNS
James Bowman	Engineer, CCNS
Lyndell Baldwin	Secretary, CCNS

ALSO: Mr. Arthur Brownell, Director of Conservation Services, Massachusetts Department of Natural Resources, Mr. John Atwood and Dr. Carmine Gorga of Community Planning Services, Boston, Mass., and Messrs. Matthew Costa, Robert A. Shartle and Nicholas Wells of the Provincetown, Massachusetts Planning Board.

Absent Commission members were: Josiah H. Child, (Commonwealth of Massachusetts), Robert L. Yasi, (Commonwealth of Massachusetts) and

Leo E. Diehl, Vice Chairman, Designee of the Secretary of the Interior.

The meeting was called to order by Chairman Nickerson at 1:35 p.m.

Item 1. Adoption of Agenda

It was moved by Mr. McNeece, seconded by Mr. Carleton and VOTED favorably to adopt the Agenda as printed.

Item 2. Approval of Minutes of Previous Meeting

MR. NICKERSON: While these Minutes may seem a little voluminous, this is caused by many letters etc., which were read into the record. I think this is all to the good because it seems to me these Minutes, going back to the beginning, are going to be a very interesting source of material for anybody who may want to study this whole situation ten or twenty years from now. It will give them a lot of information in one place which would otherwise not be available.

It was moved by Mr. Chase, seconded by Mr. Carleton and VOTED favorably to approve the Minutes as printed.

Item 3. Communications Received by the Commission

MR. NICKERSON: The only communications I have received have to do with the conference scheduled for later in this meeting with the Provincetown people; it is simply an exchange of letters setting up this meeting. Does anyone else have any others? As I understand it - or perhaps Mr. Joseph can tell us a little more about the purpose of this visit and just what they want to talk about.

MR. JOSEPH: I don't have any specific knowledge, but my understanding is that they want as thorough a review as possible of their plans because they will involve, within the tentative ideas they have written up to this point, coordinance and potential land exchange, there may even be a boundary change involved which they understand would require Congressional action. Mr. Atwood told me when he gave me a set of preliminary plans that they were purely tentative and there would be more details available as work progressed. Whether they have more details at this time or will have them today I don't know.

MR. NICKERSON: Mr. Joseph made available to me a memorandum from Mr. John Atwood who is the planner for the Provincetown Planning Board, and that memorandum which I think will be the basis of what they want to discuss included a major proposal for a large parking area on the outskirts of Provincetown, termination of the mid-Cape highway and construction of a joint National Park and Town Visitor Center on the basic approach of Williamsburg, development of roads from the Visitor Center through the Seashore and into the town and shuttle service by bus so that visitors would leave their cars outside of the town. I would think he would go into this more in detail today.

Item 4. Progress Report - Cape Cod National Seashore

MR. JOSEPH: The work has continued on the Visitor Center at Provincetown and good progress has been made with estimated completion at

about 65%. The contract termination date is September 11, 1968. Depending upon continued progress the building contractor may finish before that date, but on the other hand the audiovisual program and equipment, exhibits, etc., have of course been coordinated with the contract so that even if the building should become available earlier than expected probably a full program would not be available in the summer of 1968. Limited use could be made available until the exhibits and audiovisual equipment are installed provided sufficient personnel and other operating expenses are available.

MR. NICKERSON: Have you budgeted for any personnel there this summer?

MR. JOSEPH: Strictly speaking, only for the summer of 1969. I have participated in discussions with the Chief Naturalist regarding some additional assistance through a conservation aid program called The Student Conservation Associates Inc., and if that succeeds we may have enough personnel to man the station during 1968.

MR. NICKERSON: Would you assign them to Eastham?

MR. JOSEPH: Obviously we would have to mix them in. This is our thinking at present in case the building is complete in time for use during the 1968 summer season.

MR. NICKERSON: It is not contemplated to keep the Provincetown

Visitor Center open year round?

MR. JOSEPH: No. But on the other hand we have to look at all the possibilities and probabilities, so certain provisions are built into the building so that if it had to be open longer than the summer season it could be heated. We are planning now just for the summer months when the bulk of the visitors are here, June through Labor Day.

MR. NICKERSON: This is a pretty short season in relation to the investment. I should think keeping it open longer could be justified.

MR. JOSEPH: Probably we could justify this but there would still be the question of the ability to provide funds for both outside and inside use. We do plan to keep the Visitor Center at Eastham open for the full year; that does require some extra expense including personnel. We are not in a position to staff a new visitor center for much longer than the summer season without additional operating funds.

MRS. WILES: Where are these Aids coming from?

MR. JOSEPH: The organization is called The Student Conservation Association, Inc., with headquarters at Sagamore Hill National Historic Site, Oyster Bay, New York. Their president is Mrs. Elizabeth C. Titus. The Aids have been used at Grand Teton, Mount Rainier and other National Parks.

MR. MCNEECE: How do you determine whether or not a Visitor Center

is earning its keep:

MR. JOSEPH: There is literally no way to determine this. You have to use your best judgment as to the best use of the facility and return. For example you have a companion problem or question on fee collection. If you made it a total collection system so that everybody would pay it would be obvious. It is pretty clear that when you tie fees to beach opening and the school season that from a practical viewpoint you are probably getting substantially all the revenue you could obtain efficiently and economically.

MR. MCNEECE: What is the visitation in Eastham at this time of the year?

MR. JOSEPH: 1300 last month; last January 1900, but no conclusion can be reached. It is somewhere between one and two thousand.

MR. NICKERSON: Open seven days each week?

MR. JOSEPH: Yes, and I will say that while there has never been a great number of letters with regard to service of that type or of the guided facilities, that some of them are from people who cannot come in the summertime and who do find some measure of satisfaction in being able to use the facility at other times of the year.

MR. NICKERSON: At Eastham you have all your teaching and natural history functions there.

MR. JOSEPH: It is a center for collection of materials for research that we can undertake. There is room there for facilities for which

there is not room enough here.

MR. NICKERSON: Probably the additional costs between not having it open is a matter of the salary for one or two people.

MR. JOSEPH: If you want to take full advantage of all the facilities it should be open now.

MR. NICKERSON: For what the salary of two people would cost.

MR. JOSEPH: Perhaps three to take care of all contingencies.

MR. NICKERSON: This situation would not be true at Provincetown?

MR. JOSEPH: No. The design and limited funds available put it in a different category so it is not planned to keep it open all year.

MR. MCNEECE: Are we to understand that there is enough money to accomplish the parking area at Marconi beach?

MR. JOSEPH: To accomplish the access road and parking area.

MR. NICKERSON: No structures?

MR. JOSEPH: We didn't have any anyway.

MR. NICKERSON: You would have to bring in temporary toilet facilities?

MR. JOSEPH: We would have to.

MR. MCNEECE: This is to be ready for this summer?

MR. JOSEPH: This is what the Advisory Commission suggested and reiterated. You may recall I mentioned last time the timing and other elements being as they are, I would say in all candor that this development as I have outlined it, and the necessary refine-

ment of plans and usual bidding problem would make it not ready for use this summer, but our recommendations are for getting it done this calendar year. Even if you could move immediately you would have grave problems about putting it into use this summer.

MR. MCNEECE: So if we have to get along without it you will still have the overflow at Eastham, Truro and Wellfleet.

MR. JOSEPH: We do not know. We may be able to provide for more use at Head of the Meadow which was never used to capacity by utilizing some sort of radio coordination.

MR. CHASE: You will have more problems on the range road.

MR. JOSEPH: This is an understatement. On the range road I would say it would be more than a problem. We are in the midst of thinking of that. Our information regarding the Marconi beach came one week ago. We have submitted some of our thoughts.

MR. NICKERSON: Are you going to stop people from using the range road?

MR. JOSEPH: I think we will have to take some measures there until the bathing beach is available. The safety hazards point to the necessity of some effective control. We had thought, under the original plan, that the range road would be taken care of in connection with the construction project.

MR. NICKERSON: It looks like you could do something with signs. There is nothing there to indicate to the casual visitor that there is anything else to do but go down and go into the water.

MR. JOSEPH: We may have to put in more to provide for the automobile traffic and the casual walking that is contemplated. It is not an official bathing beach.

MR. CHASE: You are lucky that you have not had a bad accident out there.

MR. JOSEPH: Yes, I agree with you Mr. Chase.

MRS. WILES: It is remarkable in all the years that people have gone to the ocean swimming that there haven't been drownings. I think it is due in a large measure to people having seen possible catastrophes approaching and taking steps to avoid them.

MR. JOSEPH: In a few respects I have heard that the activities of lifeguards have avoided somebody getting swept out to sea or panic stricken. We want to keep that good record, and it becomes a matter of record that we must do all we can. I am glad to see you have raised the question about the range road because I intend to use all means at my command to make every effort to keep our good safety record here.

MR. JOSEPH: (Continuing the Progress Report) A proposed plan for the Snail Road Parking Area, to be located adjacent to the sandpit in Provincetown has been received for study purposes and our Engineering Division has been in contact with the State Division of Highways to coordinate access. Following this, and upon review of the Regional Director of the preliminary plan that results, the plan will indicate to you in detail the general outlines of the proposed parking area as

viewed generally on one of the field trips.

MR. NICKERSON: What is the amount, roughly, in the program?

MR. BOWMAN: \$30,000. This provides for 50 cars.

MR. JOSEPH: The plans and funding for the proposed Marconi bathing beach in South Wellfleet have received considerable attention. Due to questions that have arisen concerning the proposed reprogramming of funds in view of over-all limitations on financing, the scope of the project may have to be reduced. Our ideas in the Seashore as to how to obtain the roads and trails portion of the project with, if necessary, a reduced number of parking spaces, and other savings, are being considered and will be reviewed with the Regional Director in detail in the very near future. Any action of this sort such as that which we in the Seashore are proposing will require very careful review of estimated costs to determine the feasibility of the project within funds earmarked from the outset for projects in the Marconi area, that is: Construct Parking Areas and Trails to the Beach, \$47,200; you recognize them as the two 50 car parking areas we deferred, and Access Road and Trails, \$153,180, which provides approximately \$200,000, as we said that can be used for the project without reprogramming. As you know this contemplated pulling money in from previous programmed projects in the Seashore. We still think the job can be done. Jim Bowman, Joe Clark and I will have to refine the details.

Several trail projects involving construction funds and assistance from the Job Corps are under way as day labor construction projects some of which you saw today. These include trails and related facilities in the Fort Hill area from which access is provided to the Penniman House, the Red Maple Swamp trail, the Skiff Hill interpretive shelter, through the historic bounds of the Penniman area, the Nauset Marsh trail, two sections of which will require small boardwalk installations by the Job Corps, one of which you saw today, the Fresh Brook Village trail in South Wellfleet, to which access has been scheduled to be provided from the proposed parking area at Marconi Beach, additional boardwalk at both White Cedar Swamp and Red Maple Swamp trails. These day labor projects are scheduled for completion before the close of the current fiscal year on June 30. Day labor projects remaining after the close of projects just reported cover grass planting in Provincetown, Truro and Eastham. During the Spring, plantings of beachgrass will be fertilized to the extent of about 175 to 200 acres in areas from Eastham through Wellfleet and Truro to Provincetown.

Project Construction Proposals have been submitted for two proposed projects to trails in Great Island; and with this a section of access road for the Doane Picnic Area in Eastham. They are our Project Construction Proposals which outline in narrative form the project we will expect for July 1 assuming it is contained in the appropriation Bill and if it is, plans for these two projects will be developed

by the Design and Construction office.

The Park Engineer and the Resident Landscape Architect reviewed with officials of Otis Air Force Base proposed plans for placing underground approximately two miles of powerline which serve the North Truro Air Force Station. It will be an Air Force project with certain cooperation extended by the Job Corps in clearing operations. The Air Force considered it essential to replace the existing lines. The new underground line will follow existing roads to the maximum possible, and will afford greater protection and assurance of uninterrupted service for the Truro Air Force Station facilities which have to do with their communications.

MR. NICKERSON: Is this from Route 6?

MR. JOSEPH: No. This is from the so-called GATR site at the end of Long Nook Road to the Base.

MR. NICKERSON: Just an interior line within the Base?

MR. JOSEPH: It is largely along roads to which we have a right-of-way, it also crosses land under other jurisdiction than the Seashore. It is a vital part of their function in gathering information and they have been working with us to do it the right way.

The Coast Guard is working toward putting a two inch water line from Race Point to Race Point Light, with the installation probably to take place along existing sand routes during the Spring.

MR. NICKERSON: Would that have anything to do with our water supply there?

MR. JOSEPH: No. Our water supply is from the town of Provincetown.

MR. BOWMAN: Their water supply comes from Provincetown. The Coast Guard Station had a well failure and we supplied them with water for a time but when we extended the line to hook up with the municipal system the Coast Guard hooked on to it too so we all get our water from Provincetown. The pumps are still there; we made the new connection at the end of last season.

MR. NICKERSON: I was thinking of this in connection with flushing out the holding tanks on beach buggies.

MR. JOSEPH: We have water but no septic tanks. Where does the sewage from the bathhouse go?

MR. BOWMAN: Almost due east of the bathhouse there are septic tanks with leeching systems but from the design it is not adequate for anything of this type or nature.

MR. JOSEPH: We will continue to study possibilities and arrangements which could be made for adequate disposal areas for beach buggies.

Two surplus Jeeps have been obtained from the Air Force and are presently being put in condition for clean-up work on the bicycle trails. Both have a small wheelbase which will facilitate their use on the trails.

Other items of special interest to the Commission are as follows:

Ranger, Interpretive, Lands and Job Corps activities have embraced many, many activities, portions of which will be reviewed in forthcoming meetings with respect to programs of these units in the Seashore and of course certain activities and matters concerning the Job Corps have already been viewed and discussed during the field trip today, and the Land Acquisition Officer will have a report following this.

The very special items are that three proposals were received on or before January 31 for the operation of the Highland Golf Course: from the town of Truro, Mr. Fordie H. Pitts, Jr., of Scituate, Massachusetts and one not complete and not based on the prospectus, from Mr. Herbert G. Gordon of West Bridgewater. In checking just before this meeting with Administrative Officer Jamison, I understand Mr. Gordon telephoned yesterday and while he previously had expected to submit more data in response to the prospectus, he does not now intend to do so, so in effect we would be left with the two proposals. The proposals have been forwarded with my recommendations for review by the Regional Office and the Concessions Management Division in the Washington Office. Details of the proposals have not been announced pending the above review, even though we have received inquiries, including some from news media.

In response to a request made to Secretary Udall by representatives of the city of Lynn, Massachusetts and acting on instructions from

Regional Director Garrison, I went to Lynn on January 26 and discussed with the Mayor and members of his staff land matters in general and potential usage, development and preservation of an area of about 1800 acres known as Lynn Woods. It is a delightful and beautiful area and I saw it under snow conditions. To get a real appreciation one would have to see it without snow cover. They have considered many things such as sources of funds, they realize one source is the Land and Water Conservation Act, and they are already acquainted with Mr. Yasi and Mr. Brownell and the cooperation provided by the state. It is a very delightful area and I was glad to offer them my limited advice.

MR. MCNEECE: Did they seek this information from the state first?

MR. JOSEPH: I don't know. From what they say they are very interested in considering it as a regional park. They have already prepared a very comprehensive recreation study of the area. The proposed requirements concerning beach buggies as discussed at the last meeting of the Advisory Commission have been outlined to the President of the Massachusetts Beach Buggy Association inviting any comments they wish to make. This was done on January 31 and we expect a response in the near future.

I will conclude with the following information. The proposed alterations at the Governor Prentice Motor Lodge in Truro have been started in accordance with information supplied by the owner and reported at the last meeting. The owner, Del Johnson, provided a

copy of the plans for review at the meeting of the Appeals Board on January 25 together with a letter addressed to the National Park Service on January 26 following approval of the Appeals Board, which together with the plan are available for the record. The work is substantially the same as described in his earlier conversation.

MR. THOMPSON: Such action as required is being taken to complete, as promptly as possible, the acquisition of all tracts under option contract.

As rapidly as recorded deeds are received, requests to furnish final title opinions are being forwarded to the Attorney General. Material for use by the US Attorney at court trials, for cases in Camp Wellfleet scheduled for February and March, are being prepared. The Selectmen of the town of Wellfleet were furnished a sketch plan showing land at Newcomb Hollow, which the United States would consider conveying to the town in an exchange. A similar plan is being prepared for the LeCount Hollow Beach area.

MRS. WILES: Do I understand the Eastham land exchange is not complete? Because as I understood it from someone, the people who were at the school meeting the other day said it had been completed. I may be misinformed.

MR. JOSEPH: I would like to say with respect to this that it is well completed known that the transaction has been/ to the point of George Thompson signing the deed.

MR. NICKERSON: Do you expect to pass title within the next month?

MR. THOMPSON: Without question.

MR. JOSEPH: I will say that George (Thompson) is being mighty modest because along with my own prodding and getting this through the legal officers and the Justice Department he has done a powerful lot of work to clean that thing up and it is expected to be done by condemnation.

MR. NICKERSON: You expect the title will be in the town within a week?

MR. JOSEPH: They have assured us that this will be done.

MR. NORGEOT: Can we have copies of the progress report to follow along while you are discussing it?

MR. JOSEPH: If you really want to have a report in advance I will endeavor to have it. It really is my modest notes so that I will not be at a loss for words. I also, as you know from today, go out in the next room so that the latest information can be given to you if any has arrived since my notes were prepared.

MR. NICKERSON: Don't you think the report is more informative if it is given from notes?

MR. MCNEECE: I think Gaston (Norgeot) is suffering from the fact he is new and doesn't recognize some of the areas mentioned in the report. In six months when Mr. Joseph mentions them they will register without any difficulty.

MR. JOSEPH: As to the Truro Golf Course, you are all familiar with the past history and the discussion, including the presentations made in this meeting, all of which are available in the Minutes, and the debate and even controversy as to the method which would be used in arranging for the operation of the golf course, and that it was finally decided to be a prospectus and bid invitation. The Advisory Commission, meeting in these sessions has a historic policy of reporting to the press the things they have discussed, and of being very candid about it. There are business details in the two bids received which I have recommended for review by the Concessions Management Division in our Washington Office because they will have an important hand in assessing not only the data received but the recommendations I have made. Since this matter is still in review I feel it would be premature to announce any figures at this time.

MR. CHASE: Did the town of Truro have the right to bid on it?

MR. NICKERSON: They did bid on it.

MR. CARLETON: Subject to the approval of the Town Meeting on February 19 we have bid on it.

MR. JOSEPH: I have not been able to research the constitutional aspects of this case as applying to the town of Truro. I rely on the Chairman's judgment whether we want to talk about figures. Certainly I am not going to make an announcement to the newspaper.

MR. MCNEECE: You might properly answer this question. Would you and do you think the Washington Office would be influenced to a reasonable degree by the opinions expressed by this Commission or its recommendations as to whether the town of Truro should operate the golf course?

MR. JOSEPH: I think they would be if it were based on a detailed study of the formal proposal. I think just a general comment would be relatively effective.

MR. MCNEECE: Will they take the time to make a detailed study?

MR. JOSEPH: Yes.

MRS. WILES: Have you had another meeting with the Selectmen?

MR. THOMPSON: Last Saturday.

MRS. WILES: Then you expect the Lands Exchange Committee to come in with your proposal?

MR. THOMPSON: It is up to the Selectmen.

MRS. WILES: They are not the ones that are supposed to come in with the proposal.

MR. THOMPSON: We were instructed to deal with the Selectmen.

MRS. WILES: Who instructed?

MR. THOMPSON: Superintendent Joseph's superiors.

MR. JOSEPH: I think we considered this at the last meeting ...

MRS. WILES: Just the same, I brought in what the town voted. I don't see why you should go over the head of the town.

MR. NICKERSON: Wellfleet ought to decide who would be delegated.

MRS. WILES: The town has someone.

MR. JOSEPH: I did sign a letter January 12. I think I sent it to the Selectmen and I have the full expectation, as I said before, that they would discuss it with the Lands Exchange Committee or anyone else they wish, and that my door is always open.

MRS. WILES: I shall so inform the Selectmen that you suggested we be informed on it.

MR. NICKERSON: That wasn't quite the suggestion.

MR. JOSEPH: My statement is on the record and you are perfectly welcome to come up if it is the town's decision.

MR. NICKERSON: To go back to the golf course, would it have any bearing on the decision if we called the attention of the Regional Office or whoever makes the final decision to the importance of public relations in giving the town some opportunity of getting some financial benefit as against turning it over to private operators who would be operating without paying taxes.

MR. JOSEPH: I think it would.

MR. NICKERSON: Is it proper to ask if you made such a recommendation?

MR. JOSEPH: I will say that the town did such a good job it was not necessary for me to do this.

MR. NICKERSON: It has an important bearing it seems to me in overall public relations with the Seashore and communities. From previous discussion, sooner or later it will be apparent that the idea of the

Park Service taking private property which has been taxable by local towns and turning it over to private individuals for their benefit without taxes, is going to precipitate a crisis in terms of public relations, aside from monetary considerations.

MR. JOSEPH: I am glad to hear it said again. It having been said I will probably be sending a follow-up.

MR. NICKERSON: You are not prepared today to give details?

MR. JOSEPH: If you want to go over this without releasing any of the information I will be prepared to discuss it right down to the last penny.

MR. NICKERSON: If the decision is not yours, who makes it?

MR. JOSEPH: It will be made by the Regional Director and the Concessions Management Division in the Washington Office.

MR. NICKERSON: I don't think we ought to put ourselves in the position of trying to tell him what he is to do, but I do feel that we might well point out to him any factors that have not been adequately implemented.

MR. JCSEPH: I think these have been adequately presented but ...

MR. MALCHMAN: I thought we once had communicated the sentiment of this Commission.

MR. NICKERSON: I think we have conveyed it enough but I just want to be sure when it comes to the time of decision that he has this in mind. I think Mr. Joseph has told us that he has. Do you think it would be better not to say anything officially, just let the thing

ride?

MR. CARLETON: I think we are well covered.

MR. JOSEPH: I have no question but that it will be treated fairly and consideration which you have mentioned will definitely be part of the observation to the extent the town has brought it in.

MR. NICKERSON: Any other report? Or Questions? One question, I read in the newspaper that George Thompson's services will cease March 1. Is that official?

MR. JOSEPH: Yes, but I am not prepared to make an announcement, except quite informally. I will say that officially the land unit office of which George Thompson has been Chief or executive head, operates as part of the Washington Service Center. This is expected to come to a close as a land group very definitely. This is not absolutely hard and fast, but it is certainly pretty definite.

MR. NICKERSON: I think I speak for all members of the Commission, both past and present, in saying that George Thompson's record here has been an extraordinary one. As I remember it George was the first ranking representative of the Park Service to appear on the scene, long before Superintendent Gibbs was appointed, and he has worn extremely well it seems to me. He has done a real good job and there is a need for maintaining these relationships, especially during the period when there is no money for land acquisition. It is going to call for a good deal of tact, diplomacy and conscientious understanding, to deal with people whose land is available for

acquisition for which there is no money available for purchase.

I was hopeful that George would be able to stay on in some capacity to fulfill that function.

MR. JOSEPH: I have expressed the expectation with some optimism that some means could be found so that George Thompson, who has done this masterful job you have described, could remain on the staff at Cape Cod, but this does not now seem possible, at least in the manner in which I hoped it might be done.

MR. NICKERSON: Say I owned some land and wanted very much to sell it to the government, what do I do?

MR. JOSEPH: It is obvious that any function pertaining to the Seashore, including land, will be handled here, and of course as responsible officer for the Seashore the Superintendent will answer letters and review proposals, work with the towns, etc. I or staff members will see that this is done. It is equally clear that a land matter is highly professional in character, and this is not in my capability, so that any professional or legal or technical steps required in following up general inquiries will be referred as necessary to the Service Center and assistance of a professional character will be obtained from that office. We will still hope to achieve the same degree of favorable reaction you have expressed about dealing with the residents, land owners and others interested, following George Thompson's footprints in that respect, but we may obviously have a more difficult time in digging up information and

providing answers as expeditiously as George because he is so familiar with transactions etc., on the Cape. I would say this, that aside from the expectation that the office will be closed as a part of the land unit at Cape Cod, that I fervently hope that the Park Service retains the services of George Thompson, and in this case I have every reason to be overwhelmingly optimistic, and it is my desire. When you have a successful record like George, you have certain participation in these decisions.

MR. NICKERSON: Let's presume at Wellfleet I own land, and assume I would be told there is no money to buy it, so then I say I will build some houses on it because I am not getting any money from it to pay taxes, what happens?

MR. JCSEPH: As the responsible agency we may be told by the Rangers, or in some way the information comes to us. I or some staff member would acquaint the landowner with the law, including the jurisdiction of local planning boards. I will continue to tell him there is no money but that his action will be reported immediately. I am sure that the officials charged with enforcing the law and making it work, including the Cape Cod Act, would see to it also that appropriate offices who would want to know whether funds were necessary or not would know, Department and Bureau officials, Bureau of the Budget and Congressional Committees. What action would be taken after that I couldn't predict.

MR. NICKERSON: Assume I am complying with the town zoning laws.

The only recourse left for the Park is to condemn.

MR. JOSEPH: That is right, if it doesn't conform to the zoning bylaw.

MR. NICKERSON: Suppose it does.

MR. JOSEPH: The building of a brand new house would subject the property to condemnation.

MR. NICKERSON: The condemnation might take place immediately or in twenty years. So the question is, is it possible for the funds to be obtained for immediate condemnation?

MR. JOSEPH: The way you ask, yes. There would be the additional step of lifting the ceiling.

MR. NICKERSON: I am assuming I own land free and clear; my plans comply with all town zoning laws; the town cannot deny a building permit if I comply.

MR. JOSEPH: This is what I understand the towns say.

MR. NICKERSON: Then it comes to the question of whether the Park Service wishes to condemn now or wait until I finish building my house.

MR. JOSEPH: I would say the Park Service would have to make its intention known.

MR. NICKERSON: Then I say if the Park Service does condemn I think it is a basic principal that I must be compensated for fair value at the time of condemnation. So I build a house for twenty, thirty, forty thousand dollars and they condemn it. They have to compensate

me for fair value, whereas if they condemn the land because I start to build, they can get out of it lots cheaper.

MR. JOSEPH: I think it would make abundant good sense there and that we would immediately advise the interested agencies and would hope it would take place before additional building was done.

MR. NICKERSON: If the condemnation took place forthwith, would there be money deposited with the Court at this time?

MR. JOSEPH: There always must be.

MR. NICKERSON: Where would it come from?

MR. JOSEPH: The only possible source is from a Congressional deficiency appropriation.

MR. NORGEOT: Is the Park notified when buildings start?

MR. JOSEPH: Yes.

MRS. WILES: Isn't there a law in Massachusetts that you can't tax property you can make no use of? If so, why can't they get a rebate?

MR. NICKERSON: Here is a willing seller at a fair price denied that privilege because of lack of funds. His only recourse is to proceed in a manner that will make the Park condemn his property.

MR. JOSEPH: It is obviously a factor which has arisen due to the reaching of the ceiling. I think I am correct in pointing out that immediate notice would be given of condemnation and action would be taken by me to recommend acquiring funds to buy the property.

MRS. WILES: These people taking property to Court, if they get a bigger amount than you have set aside, you couldn't pay?

MR. THOMPSON: As I understand it if there is a condemnation case filed and it hasn't come up and there is a deficiency judgment the Congress is required to raise the ceiling to this amount. If condemnation is filed after funds are exhausted like Josh (Nickerson) says, then my latest information is that Congress is not required to raise the ceiling to the amount of the value of property to be condemned, therefore you possibly could go ahead and build knowing that when funds are available the government could step in and take it because it is unimproved land and the government has authority to acquire any unimproved land whether through negotiated purchase or condemnation.

MR. NICKERSON: We have a situation which is somewhat similar in the town of Chatham. These are the beach camps built after 1959. They have been subject to condemnation since the Park was established but if this is not taking place in five to ten or fifteen years they say it is a perfectly reasonable risk. They can enjoy them or get revenue from them during this time. You might have a situation like this on a much broader scale.

MR. CARLETON: There are quite a few of these situations in Truro.

MR. JOSEPH: We have several throughout the Seashore.

MR. NICKERSON: To a considerable extent the chances are that it will be a relatively long time before they are condemned.

MR. JOSEPH: It is pretty obvious that the work done in the past 7 years to acquire land was done in a most effective manner. As I see

it it has called for certain priorities. It is obvious that in the bulk of the acquisition of the land George went to work acquiring the property most needed for the planned uses and developments as well as preservation. Any items such as Mr. Carleton mentions in Truro are there in fact. The law does provide any property subject to condemnation does have twenty-five year or life agreements and these are not considered in high priority in face of the need to get the land in critical areas within the funds you have to spend.

MR. NICKERSON: The chances are it will be a fairly long time.

MR. JOSEPH: It hasn't taken place in the seven years.

MR. THOMPSON: My feeling is that if Congress sees fit to raise the ceiling and appropriates twelve million dollars at one time that they will get in and get out quick. They will bring a team of appraisers and negotiations and conveyancers and clean it up in very short order. With all of those houses in it they won't waste much time.

MR. JOSEPH: It seems logical; in which case these houses will come up for consideration within a few years.

MR. NICKERSON: Even then they would be subject to life estates under the terms of the Act, that would be negotiated.

MR. CHASE: If this should drag on a few years without any funds for land acquisition, perhaps I am mistaken, but I do believe you could see some organized land owners joining hands going into something like this as a big thing, on building and subdividing in quite large

tracts. I could visualize in a few years if they don't get any funds to work with, to sell this land that can't be sold to anyone else. The result would be that in time the cost could go up terribly and not only that, there could be some publicity that wouldn't be good for Cape Cod at all, let alone the Seashore.

MR. JOSEPH: We want to have the best timing possible also of course, along with the Commission. I do have this to suggest, that approaching the problem from the basis we are doing now is speculating what might happen. If something occurred such as you described it wouldn't be speculation it would be a rock-bound fact.

MR. CARLETON: The Ball Estate, has that been taken care of?

MR. THOMPSON: Funds to obtain that holding are obligated. The contract has been signed and that obligates the funds.

MR. JOSEPH: What is next?

MR. THOMPSON: Ozzie (Ball) has to come up with some additional data of ownership of land and he sent us in a batch of recorded deeds that are in Munson's hands now; we should be getting them down for title opinion.

MR. CARLETON: I know two or three people in Truro who have been left out. One of my friends told me he was going to hold out for a higher price; now he feels he is caught in the middle.

MR. MCNEECE: The land is not going to get any cheaper.

MR. CARLETON: But he has to pay taxes.

MR. JOSEPH: I wish it was simple, but we will try and operate the

best we can.

MR. CHASE: I wish that I could express for the record the really wonderful work that George Thompson has done since he came here. I don't mean in land acquisition alone, but in public relations. He came here when the majority of the people he had to deal with were opposed to the whole idea of the Park, he met with these people on weekdays, nights and Sundays. He won their respect, their confidence and their trust. It was not an easy thing to do and it was not a very pleasant situation to be in most of the time. Because of the outstanding way in which George went about his business he has changed the feeling of most of the opponents of the Seashore, he has accomplished what he set out to do and he has made the way easier for all those who will follow him here.

Item 5. Provincetown Planning Board

At approximately 3 p.m. Messrs. Wells, Shartle and Costa of the Provincetown Planning Board joined the Commission together with Mr. John Atwood and Dr. Carmine Gorga of the Community Planning Associates of Boston, Massachusetts.

MR. NICKERSON: You gentlemen represent the Planning Board of the town of Provincetown and the planners engaged by the town as I understand it.

MR. WELLS: I am Acting Chairman of the Planning Board in the absence of Mr. Gutzler, Mr. Shartle and Mr. Costa are also members of the Planning Board. I will present Mr. Atwood of Community Planning Associates and his assistant Dr. Gorga. They have brought maps

with them and I will ask Mr. Atwood to pick up the subject and explain where his study will bring him and how his studies will involve the Park.

MR. ATWOOD: We are retained by Provincetown to make a town plan; we found in developing this that many factors influencing a plan for Provincetown involve the Seashore.*The accompanying maps indicate in a general way a series of recommended physical changes for the Provincetown area. These result from two years of intensive study of Provincetown. The plan is predicated upon (1) a need to improve the whole general flavor and environmental quality of the tip of Cape Cod; (2) the complete physical impossibility of accommodation of all vehicles destined for Provincetown Center either on present or on new roads could these be developed; (3) the need to upgrade, beautify and improve Provincetown center; (4) the need to limit the extent of commercial activities within Provincetown; (5) the need to enhance the tourist industry in Provincetown through provision for space for new facilities.

In approaching Provincetown problems the planners necessarily had to look beyond town boundaries because the Town and the National Seashore are so tightly linked together that any plans for one will have impact on the other. The wild beauty of the dunes, beaches and ponds that surround Provincetown act as a powerful landscape foil to the intensely urban historic Provincetown core area. It is a unique landscape juxtaposition and each area has uncommonly strong

tourist and visitor attractions. The formal boundary separating National Seashore and Town has little bearing on the nature of the problems or potential opportunities implicit in enhancement of the total visiting experience.

The major problems relate to the ever increasing number of visitors at the end of the Cape. We anticipate that this number will increase geometrically as the National Seashore becomes more fully developed. The character of Provincetown is such that visitors to the Seashore as well as other tourists on Cape Cod become visitors to Provincetown and that Provincetown cannot accommodate more automobiles.

The major opportunities relate to development of a unique array of varied experiences available to the visitor at the tip of the Cape. This can best be accomplished in our opinion by strengthening both the wilderness and the urban characteristics of the area. To accomplish this an extensive series of actions is proposed involving participation of several governmental levels, using several different aid problems as well as private enterprise. The major proposals include: (1) Construction of large capacity parking areas on the outskirts of Provincetown. This locus would become the effective terminus of the Mid-Cape Highway and the beginning point for the enjoyment of the tip of the Cape. (2) Construction of a joint Town-National Park Service visitor center including a major museum of fishing history at the parking/terminus area. This center, patterned after the one in Williamsburg, Virginia, might include

indoor and outdoor exhibitions and a film narrating the history of Provincetown from the signing of the Mayflower Compact in Provincetown Harbor. This facility is important in that it provides a threshold for the visitor arriving at the end of the Cape. It also should strengthen the Provincetown economy by substantially lengthening the tourist season. (3) From the parking and museum area two different road networks would emanate in addition to bicycle and hiking trails: (a) a new road would extend into Provincetown Center along the abandoned railroad right-of-way. This would provide a route for a continuous shuttle bus operation into Provincetown Center. In the immediate years ahead it would function as a route for private vehicles also. Ultimately it would become exclusively a route for shuttle buses. (b) A new scenic route through the Seashore holdings at the tip of the Cape would be developed using existing roads constructed by the Seashore and new roads as suggested on the plan diagram. This would provide a continuous loop from which to view the rich landscape variety of dune, moors, ponds, and beaches. Essential is incorporation of the handsome Shank Painter Pond area and removal of the Mid-Cape Highway which presently blights the area. If visitation increases substantially the National Seashore might well consider a shuttle bus arrangement on the scenic roads during park visitation periods so that these do not become glutted with private vehicles. (c) In addition to the two major circulation proposals other highway improvements include new town streets to

skirt the built-up areas of Provincetown; ultimate reduction in the number of openings along the Mid-Cape Highway and conversion of these to grade-separated interchanges; removal of certain roads superfluous to the plan and some improvements in the downtown area.

(4) From an over-all land ownership point is is suggested that the town and Seashore boundaries be adjusted to include all of Shank Painter and Clapp Pond within the Seashore; that Town service area be created to house Water Department, public works, and an incinerator or land fill area at the location of the present Town Dump now on Seashore property; that an area at the east end of Provincetown on Seashore property be developed exclusively for short-term accommodations for visitors to the Seashore and Provincetown. (5)

The Provincetown core area is proposed for exclusive pedestrian development. Using urban beautification funds, State blighted open land powers, existing public ways, some present downtown parking area, it is proposed to create a series of interconnected pedestrian plazas. These would extend from the Pilgrim monument to the waterfront. A portion of the waterfront would be filled to create space for expanded commercial facilities and for overlook areas of the much busier harbor of the future to be brought about by break-water construction. In addition to buses, some commercial and private vehicles would of necessity be allowed in the pedestrian areas. Their movement patterns would be controlled by bollards. The plan involves new street lighting, benches, trees and uniform plaza

paving treatment. (6) In summary the plan recognizes that visitors to the Seashore and Provincetown in large proportion are likely to be one and the same. It proposes both integration and separation of rural and urban landscape components to provide a better quality of experience for the visitor. It provides for a variety of experiences ranging from highly urban to wilderness all caught within a few square miles. It separates pedestrians and automobiles in the core area and in portions of the Seashore. It should provide a flexible enough framework to permit a many fold increase in visitation to the end of Cape Cod without destroying the unique flavor of town and wilderness which has long been the special delight of the few who in the future will become the many.*

The main essence of the plan is that traffic cannot be accommodated in Provincetown center. To save Provincetown and enhance it as an adjunct to the Seashore we have to get the traffic out. We will not turn to the downtown segment of this plan in detail at this time since you are probably mainly concerned with the over-all concepts.

MR. JOSEPH: I would like to say it would not be inappropriate to review in some way your downtown developments, because so far as the National Park Service is concerned we are equally interested in the advancement of good planning for urban cities as well as so called wild lands, and you will find the Advisory Commission receptive, although you wouldn't ordinarily think the the Seashore as connected with urban development to a large extent. In Provincetown we are

*Provincetown Plan Summary
Community Planning Services

interested in seeing how you approach the problem.

MR. WELLS: They are greatly interested in what happens to Provincetown, the terminus of the Park.

MR. ATWOOD: Our Plan for Provincetown in the immediate years shows the use of a shuttle bus route and road into the town. We are proposing that portions of the town parking lot, now worked out artificially yet, would be sold for development. Some of the areas of the parking lot would continue as parking but on a sticker basis. We plan to make land and sell it and do the urban beautification planned, this will link the monument with a continuous plaza down through to the water, a pedestrian plaza. In the made land we would intensify commercial use in a continued way. We would pick the visitors up and bring them in and spread them all over the community. Our plans involve the Seashore, the state highway, the railroad and EDA.

MR. NICKERSON: (after the Commission had an opportunity to review the plan in detail) This is a pretty long range and comprehensive plan. Do you have any estimates as to the cost?

MR. ATWOOD: We have made cost figures on this area (points out on map), these are preliminary, but using Federal Beautification funds and balance from sale of made land for beautification, lighting improvements etc., for the plaza area we feel this will be self-amortizing as we estimate \$40,000 a year in new taxes. Provincetown might end up by making \$300,000 on the project. It could be done on

a two year basis if other factors were tied in with it.

MR. NICKERSON: How many cars would the parking lots accommodate?

MR. ATWOOD: About 10,000 cars in three spaces.

MR. NICKERSON: You could start with one and then build additional?

There would be something there functioning as a Chamber of Commerce, something comparable to Williamsburg.

MR. CARLETON: How would you get to the Provincetown Inn?

MR. ATWOOD: The visitor would stop at the Visitor Center or Chamber of Commerce, they would tell him how to get there. Our problem in Provincetown is added to by the unlimited number of visitors heading for the Seashore. We are going to end up with a Mid-Cape Highway only for the Seashore.

MR. NICKERSON: A change in the boundary would of course require an Act of Congress I presume. Discontinuance of this as a highway would call for cooperation of the Massachusetts Department of Public Works. Would it be possible or practical to carry out the parking area and shuttle bus as Phase 1 of the program?

MR. ATWOOD: Yes. But I feel strongly this should be in the Seashore. Presently you view no ponds. These are unique and you would have a fantastic experience to view dunes, ponds, wild lands, ocean, etc.

MR. NICKERSON: Is this a year round plan?

MR. ATWOOD: In the winter you could allow traffic on the plaza.

MR. NICKERSON: Is there any reason why this plan couldn't be worked out if it were limited solely to the parking area and a

shuttle to the marina?

MR. ATWOOD: The problem is that people use the automobile instead of walking and we just can't accommodate any more traffic in the village. We have to improve the character and flavor of Provincetown.

MR. NICKERSON: You could accomplish the shuttle bus and parking lot at a relatively small amount of the total cost. It would immediately give you a great release of pressure.

MR. MALCHMAN: Will the Planning Board present this to Provincetown for action as a package or in pieces?

MR. WELLS: This is too large a project to discuss at a town meeting with other items. We would have to review it at a series of special meetings.

MRS. WILES: Would the grocery stores have delivery service?

MR. WELLS: I assume delivery trucks would be stickered. We realize we have to have some traffic of this type.

MR. NICKERSON: I don't think we as a Commission are concerned with this type of detail for the downtown area. Not to bring this part of the discussion to a close, but what did you have in mind as far as the Park Service is concerned?

MR. WELLS: We hope you see the inter-relation between the town and the Park property, particularly as far as traffic is concerned it churns around. We think the Advisory Commission knowing Provincetown so well and our limited facilities land-wise, is one way to

address ourselves to come to the Park and ask if there is some way in which we could get an arrangement for parking because the Park too feels the need for this parking. We are here to get your advice though you are an Advisory Commission to the Seashore and not to the Provincetown Planning Board. This inter-relationship calls for an expression from you, and your advice to see if we cannot advance toward some solution to the problem.

MR. NICKERSON: In the question of this area for a parking lot to store cars to go to Provincetown, and a boundary revision to provide for other situations etc., aren't there two problems as far as the Park Service is concerned.

MR. JOSEPH: There are three, based on the prospectus. The two that Mr. Nickerson mentioned, the parking problem and the boundary change. The third one that was covered briefly in November, is that concerning the Visitor Center itself. I called attention to the Visitor Center that is under construction now, and at the same time and in the same vein we discussed how and who the Visitor Center would be operated by at the 10,000 car parking lot. I believe this plan mentions Seashore operation, and I believe you did bring out that you were exploring that, and it need not be a Seashore function per se, it could even be a separate entity operating unit, any number of organizational formats could be undertaken, concession or contractual depending what it might look like and what it does. It might be a town operated center or a separate and distinct operation

or organization, call it what you will. That is the third step the Park Service would definitely be interested in.

MR. ATWOOD: Until we get this thing in a better format I don't think I know what the direction of control might be in this. This is only our thinking at the moment. There is one more factor of Seashore interest; this is an intangible Provincetown that is a honkey tonk and hot dog and hamburger oriented town is going to detract considerably from the Seashore. Everybody coming to see the Seashore is going to get into Provincetown somehow, and if he doesn't have a quality experience I think it represents a detraction from the Seashore's function.

MR. JOSEPH: Very well said, and we appreciate your comment. We hope we . . .

MR. BROWNELL: Do you have any idea what the cost would be as far as town funds are concerned?

MR. ATWOOD: It is a considerable amount but I think it would be self-amortizing as far as improvements and the shuttle service are concerned. It is one of the few situations of this type I have seen. Usually when you are working as a planner in downtown design you go in and you have to find ways to rebuild it. The economics you would have generally are pretty weak. This is the whole reason for urban renewal coming in; this is the first case I have seen where the economics of land building would make profit enough to re-do the whole downtown. We are not considering tearing down any

buildings except for the highway. For the main part making land and creating new land values will pay for the whole thing.

MR. MALCHMAN: I have one question regarding the possible inter-relation of the town property and the Seashore. The original master plan for the Seashore called for development of Long Point sometime in the future, the restoration of old forts and the whaling plant. Would you now have the problem of letting people over there?

MR. JOSEPH: I don't think they would do it by automobile.

MR. DAME: The original plan called for take off by trail from Herring Cove.

MR. JOSEPH: You wouldn't want to build a road.

MR. MALCHMAN: I was thinking that sometime in the future you might need parking area for these people.

MR. JOSEPH: This is always a problem, how big to make it, and when you start them walking. You have to get them in the mood to walk.

MR. DAME: We had trail markers at the two civil war sites and at the whale oil factory.

MR. JOSEPH: You have boats.

MR. TICKERSON: I should make one thing clear to you, that this Advisory Commission as you probably know has no authority except to advise as the name implies. We are purely advisory.

MR. JOSEPH: However, we are obliged to seek the advice of the Commission in any developments.

MR. MCNEECE: My personal feeling is that the National Seashore will have a much greater impact on Provincetown, and anything that can be done by the National Park Service to soften the impact or to work out arrangements which will have a tendency to soften the impact on the town of Provincetown should be encouraged. I would look with great sympathy on a proposal of this type.

MR. NICKERSON: I think the most we could do at this session would be to recommend to the Park Service that they study this and come back with some comments. This is still in the planning stage. What is your time table?

MR. ATWOOD: As far as the time for the study, this is rapidly drawing to a close. If the pieces fitted together the project could move quite rapidly. It is dependent on Seashore acceptance. It can't go until land is available for a parking lot.

MR. NICKERSON: I think the parking lot is the key to the whole thing. It seems to me we might recommend to the Park Service if they choose to do so that they study the parking lot in relationship to the shuttle as part of the whole project on the assumption that is all that there is going to be. It would still have great merit if you had just the parking lot.

MR. NORGEOT: The Park Service might have an interest in the shuttle service.

MR. NICKERSON: I doubt it in the near future.

MR. WELLS: This is essentially where relief for the Park Service enters. The other things are part of the long range plan. When the report to the town is prepared you might break your planning down in stages if you could.

MR. JOSEPH: We are obliged generally to look at transportation and if there is an optional method other than private automobiles we are trying to. I am not saying we will.

MR. NICKERSON: Would that be a municipal function?

ANSWER: I would see it as such.

MR. WELLS: It would be a very illuminating thing if a very significantly designed shuttle were produced that would attract the attention and comment of the country. This gets into the aesthetics of the situation rather than the problem. I was going to suggest to Mr. Atwood that at the time he gets to publish the report to the town that he make certain there are a sufficient number of copies with exhibit material available to the Park Service.

MR. JOSEPH: I would like to say something along that line. I made a few notes as we have been going along. I would like to see the finished plan, or whatever you consider your preliminary plan finished. I have already sent your preliminary plan to Philadelphia. It would seem to me from what I have seen of the situation, and having in mind your comments today, that as soon as the plan is developed so far as it affects the Seashore, you could get more competent review if it is available for the Advisory Commission.

MR. NICKERSON: This is especially important now, because the Seashore is working on a revision of the Master Plan.

MR. JOSEPH: The Master Plan data is going to mention that something like this is coming up and would need attention in connection with the Master Plan so I think the sooner we get it the better. You intimated you were going to improve and revise as you go along. Significant revision should also be filed; we will turn this over to the Advisory Commission. We in turn would have a chance to look and could respond to the town. We will write the head of the town officialdom and he will have to bring in the Planning Board or whomever it requires. We will be able to deal with only one representative. We will have a response if we have someone to respond to.

MR. ATWOOD: We have to get this report out, I hope it will be in two forms. A major study report incorporating town schools etc., and a summary brochure with sketches not related to town improvements such as schools. It will be in color we think and at the present time as I see it will include the whole concept of ideas, even though it does involve the Seashore and you may never act on it.

MR. JOSEPH: I don't know what that means in terms of finishing your report. If these are interim documents you are going to make copies of the sooner you get them in with your conception, the sooner I can send them in too. From my standpoint, as I see it, and I can't make any final decision for reasons I will bring out later, I think the project is big enough for me to try to bring it to the attention of

a very special office that has just been set up by the Director called an Office of Urban Affairs. Whether this would call for further information which they would ask the town to provide for discussion as a possible outgrowth I cannot be sure, but I could get a pretty good reading if I could get a colored set of plans or a complete summary saying it is a pretty solid presentation.

MR. NICKERSON: When do you expect to make your report to the town Mr. Atwood?

MR. ATWOOD: Sometime within the next three months.

MR. JOSEPH: This is fine. Our own master plan people have to have certain informational data by the first of June. Get me your plans and I will try to get them to the Office of Urban Affairs. In the Interior Department and Seashore there are no funds for any capital improvement and no funds for any operating costs unless we get the Bureau of the Budget allocation and the Congress votes for it. This would have to be considered also with respect to boundary changes. This is common for all capital expenditures and all budget items and it calls also for line by line justification in order to get Interior Department appropriations. This is aside from any allocation you might get in grants and legislative funds. It will have to be a line by line item with justification to support or the money won't be forthcoming.

MR. ATWOOD: Suppose your Urban Affairs Office is interested, it wouldn't necessarily mean that we as the town of Provincetown would

have to write the justification, or would it? We can, naturally, help if you think we should.

MR. JOSEPH: There is extreme competition for Federal funds. You couldn't base it on any expectation of funding through regular channels.

MR. NICKERSON: Has this been discussed with the Department of Public Works with reference to US Route #6?

MR. ATWOOD: Only indirectly. We are also doing preliminaries for Eastham. We know we have to make some improvements and quickly, and at that time we indirectly said we are planning to make changes at the end of the Cape. We know there are proposals that go beyond terminating the Mid-Cape Highway; we have shown on the plan where we would like separations etc.

MR. JOSEPH: I have met with representatives of the Massachusetts Department of Public Works and the Bureau of Public Roads on plans concerning U.S. Route #6, and I did tell them there would be plans forthcoming from Provincetown and others that would require further coordination but I didn't feel I could give them details until they heard from you.

MR. ATWOOD: At the moment I feel the Department of Public Works would not represent a problem. They have changed in the years recently over beautification and local desires. They do consider local feelings much more.

MR. NICKERSON: Are there any other questions while these gentlemen

are with us? I think we understand the problem lots better than we would have otherwise. I imagine the Commission would make some recommendation.

MR. WELLS: Thank you for your time and an opportunity to present our plans. I just want you to know our planners are at your disposal for any further information you may require in forming your own opinions on the subject.

(Messrs. Wells, Shartle, Costa, Atwood and Gorga depart at 4:20 p.m.)

MR. JOSEPH: I have heard about this plan for two months from Josiah Child and you saw it December 1. From time to time we do have people through here. I took the liberty of pointing out to the new Deputy Associate Director for Urban Affairs that this was about to happen and I got him to the point where he is expecting something. I don't know what he will do. Gene DeSilets is going to be Assistant, and he has looked at it. I don't have any reactions, it is just too big until we get something definite.

MR. MCNEECE: The Office of Urban Affairs, what is that for?

MR. JOSEPH: The following information received from Director Hartzog will be of interest and will answer some of the questions you and others ask. (Reads)

"A number of newly authorized areas, as well as some of the proposed areas, are in or near urban complexes. We have for many years been intimately associated with urban affairs, not only here in Washington, D. C., but also in such major cities as New York, Philadelphia, St. Louis, and Boston. Most of America's population resides in metropolitan areas, and here the National Park concepts and philosophies can be employed to help cities achieve more handsome,

more livable environments, and the values of conservation can be more effectively communicated.

"For this reason, last year I reorganized my immediate staff to establish an Office of Urban Affairs, headed by a Deputy Associate Director to coordinate our urban programs. Although this office has been in operation only a few months, it has been extremely effective in carrying out and coordinating a large number of highly complex activities."

The man's name is Joe Jensen. There will be more about this in the future.

MR. NICKERSON: What action do you want to take with respect to this Provincetown situation?

MR. MCNEECE: What action is it expected we take?

MR. NICKERSON: I don't know that any is expected but it seems if we are in agreement we might recommend to the Park Service as a matter of record that they study this proposal and work along with it if it has our approval. It seems to me there are many problems that will arise; who should operate the parking lot, the town or the Park Service for instance.

MRS. WILES: Wasn't the idea to have the ponds exchanged for this land?

MR. NICKERSON: The most important thing is the concept of providing a means of leaving automobiles outside of Provincetown and providing a shuttle bus to take passengers into the center of the town.

MRS. WILES: Wasn't the idea to take Shank Painter Pond and put it in the Seashore? It seems to me the simplest thing would be to make a land exchange.

MR. NICKERSON: It seems to me we should as an Advisory Commission if we are in agreement recommend to the Park Service that they study the proposal sympathetically.

MR. JOSEPH: This is what is needed because we would then have a reading from the Advisory Commission to indicate that we are on the right track. We haven't any money to put in it.

MR. BROWNELL: I think it is a fine idea, but they will have to come up with some very basic plans. And the town should come to the Park Service and say that this is what they would like.

It was Moved by Mr. Malchman, Seconded by Mr. Carleton and VOTED favorably that the Advisory Commission recommend to the Park Service that they give the proposal sympathetic consideration.

MR. NICKERSON: It is 4:30 p.m. already, how far do you want to go on Item 6. Master Plan Revision, Cape Cod National Seashore

MR. JOSEPH: I have copies of this material which I could mail to you. I don't think it would be profitable to give you half an hour now because we would just begin to get into it. I have an outline of some of the key things that would answer your very basic questions about how and when and in the little time available today you could not read this, but we will send it to you. The two basic references are the Park Planning Handbook and the second revision of Administrative Policies for Recreation Areas.

MR. NICKERSON: When you refer to recreation areas are you referring to specifics?

MR. JOSEPH: No. To general categories. This is the one that raised the question before. It does cover all areas including Cape Cod but there is abundant evidence that we are governed by the legislation, history and legislative directives pertaining to the particular areas. I don't think there will be any conflict with the Master Plan.

MR. NICKERSON: If this is going to follow the Secretary's definition of recreation areas I think we are going to have some conflict.

MR. JOSEPH: I don't think the review of our operations in the Seashore for master plan purposes will require his re-writing his definition. The new master plan when revised will not look the same as the old one. It won't be those big sheets with which you are now familiar, it will be a completely different format easier to read and handle.

MR. NICKERSON: When would the master plan be rewritten and in complete form?

MR. JOSEPH: Certainly not before the end of the year. With the outline which I shall send you will be enclosed whatever references I can gather which I think may be helpful.

MR. NICKERSON: By the time of our next meeting will we get down to specifics?

MR. JOSEPH: Items of basic facts will be reviewed and revised.

MR. NICKERSON: I feel the Commission should discuss specifics as they come along and not wait until the whole thing is done before we see it.

MR. JOSEPH: I think this is good and in so many cases where the

Seashore towns are represented by Commission members it saves steps.

MR. BROWNELL: I see coordination here with the towns but I do not see any plan for coordination with the good Commonwealth. I think this is vital because as you are up-dating your master plan, we also are starting to up date our own and this involves some serious and comprehensive outdoor recreation plans which will be complete in 1971. We do have a couple of problems to be looked at on the Cape.

MR. JOSEPH: I will say in my defense that I didn't overlook you because I have tried to place particular emphasis on regional planning.

MR. NICKERSON: It is especially important that you coordinate with the State because the Commonwealth presently has some pretty important land areas inter-related with the National Seashore.

MR. JOSEPH: This is the danger of talking with a skimpy outline. You are here in spirit, and in fact.

MR. MCNEECE: Will we be informed what the state is contemplating?

MR. BROWNELL: Very much so. I am in charge of updating the outdoor recreation plan for Massachusetts and we are going through somewhat the same process and will work closely with the Bureau of Outdoor Recreation and the Department of Interior.

MR. NICKERSON: Does the Department of Public Works enter into your planning with regard to beaches? I am thinking of Scussett for example.

MR. BROWNELL: They are very close. In a very short time they will be a lot closer.

Item 7. Agenda Items and Date for Next Meeting

MR. NICKERSON: I think we could spend the whole meeting on the revision of the Master Plan. If something else comes up in the meantime we can arrange to have it included.

It was established that the next meeting would be held on March 1, and that the April meeting would be held on April 12.

Item 8. New Business

No new business appearing the meeting adjourned at 5 p.m.

Forwarded to	Mr. Mc Neece
.....from Cape Cod Nat. Seashore	
for	Info.
By	Supt. Joseph
Date	3/1

M I N U T E S

Sixty-seventh Meeting

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

AT

Headquarters, Cape Cod National Seashore

March 1, 1968

AGENDA

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Sixty-seventh Meeting

March 1, 1968

<u>Item</u>	<u>Subject</u>
1.	Adoption of Agenda
2.	Approval of Minutes of Previous Meeting
3.	Communications Received by the Commission
4.	Progress Report - Cape Cod National Seashore
5.	Master Plan Revision, Cape Cod National Seashore
6.	Environmental Conservation
7.	Agenda Items for Next Meeting - April 12
8.	New Business

The sixty-seventh meeting of the Cape Cod National Seashore Advisory Commission was held on March 1, 1968 at the Administration Building in the Marconi Station Area, South Wellfleet, Massachusetts with the following members present:

MEMBERS

Joshua A. Nickerson, Chairman
Robert A. McNeece, ~~Vice Chairman~~ ^{Secretary}
John W. Carleton
Ralph A. Chase
Gaston L. Norgeot
Esther Wiles

Recommended by

Barnstable County
Town of Chatham
Town of Truro
Town of Eastham
Town of Orleans
Town of Wellfleet

OTHERS

National Park Service, U. S. Department of the Interior

Stanley C. Joseph	Superintendent, Cape Cod National Seashore
George H. Thompson	Land Acquisition Officer, CCNS
Vernon D. Dame	Supervisory Park Naturalist, CCNS
Lyndell Baldwin	Secretary, CCNS

Absent Commission members were: Leo E. Diehl, Vice Chairman, (Secretary of the Interior); Josiah H. Child, (Commonwealth of Massachusetts); Nathan Malchman, (Town of Provincetown); Robert L. Yasi, (Commonwealth of Massachusetts).

The meeting was called to order by Chairman Nickerson at 1:30 p.m.

MR. NICKERSON: The first item is the adoption of the Agenda.

It was moved by Mr. Chase, seconded by Mr. Carleton and VOTED affirmatively to adopt the Agenda as printed.

Item 2. Approval of the Minutes of the Previous Meeting

MR. NICKERSON: The minutes of the previous meeting have been distributed today so we will postpone their approval until our next meeting.

Item 3. Communications Received by the Commission

MRS. WILES: This has an indirect effect on this Advisory Board.

Probably you will say it doesn't, but I have had letters and letters have come to other people on our Land Exchange Commission, protesting the development of LeCount Hollow as a major beach. I don't know if I should say anything about it here or not, but if you would like me to read you a letter ...

MR. NICKERSON: Do you think you should? You know what the letter says, we don't. Is this typical of the letters?

MRS. WILES: This letter is from Gordon B. Bridges of 21 Jeffrey Lane, Amherst, Massachusetts and is dated February 19, 1968. (Reads)

"Dear Mrs. Wiles:

"Recently I read an article in the CAPE CODDER which has caused me some concern.

"As you may or may not know, we have had a summer place on the back shore for approximately twenty years.

"I am disturbed that the National Seashore is trying apparently to get the Town to develop a town beach and large parking area at LeCount Hollow rather than to concentrate on what seems to me to be the logical beach, namely Newcombe Hollow.

"You are undoubtedly aware of the large concentration of summer cottages at Lecount Hollow and how relatively sparsely settled the Newcombe Hollow beach is. Furthermore, the traffic hazard of cars off of Route 6, especially coming from the Town of Wellfleet to the LeCount Hollow Road, is a real hazard. If Lecount Hollow were developed as

a town beach and parking area, this hazard would be increased tremendously. There are already traffic lights at the Newcombe Hollow road where it crosses Route 6 to come into the Town of Wellfleet.

"Furthermore, the topography of Newcombe Hollow would lend itself much better, I believe, to a large parking lot and would certainly be less disturbing to residents of the area.

"The main purpose of writing this letter to you is to inform you of my feelings and also to thank you for the many things you and your committee have done in the past in protecting the rights of the Town in discussions with the National Seashore."

We have had a good many of these letters.

MR. NICKERSON: How many would you say for a guess, half a dozen?

MRS. WILES: More. And they seem to keep coming in. But where you did vote on this, and it brings in what the Seashore said in THE CAPE CODDER, I thought I might bring in one. They all say practically the same thing. I had another letter from a man who was wondering about these Certificates, and I really think that should be clarified. I did mention it once. He seems to feel that from all of the - some of the information going out that all of the land within the Seashore is included in the Park, that is included in a way without giving reference to people who hold Certificates that their land cannot really be taken, and he thought there should be a distinction made. He was a little bit disturbed and he wrote me a letter.

MR. CHASE: This man has written to the newspapers and to other people. He thinks in the reports that it is showing the remaining land left in the Park which includes those in private ownership with Certificates of Suspension of Condemnation.

THE FIRST PART OF THE HISTORY OF THE
LIFE OF THE LATE KING OF GREAT BRITAIN
AND IRELAND CHARLES THE SECOND

BY JOHN BURNET
OF THE SOCIETY OF THE APOSTOLICAL APOSTLES

IN TWO VOLUMES
THE SECOND VOLUME

BY JOHN BURNET

THE SECOND PART OF THE HISTORY OF THE
LIFE OF THE LATE KING OF GREAT BRITAIN
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OF THE SOCIETY OF THE APOSTOLICAL APOSTLES

IN TWO VOLUMES
THE SECOND VOLUME

BY JOHN BURNET
OF THE SOCIETY OF THE APOSTOLICAL APOSTLES

THE SECOND PART OF THE HISTORY OF THE
LIFE OF THE LATE KING OF GREAT BRITAIN
AND IRELAND CHARLES THE SECOND

MR. NICKERSON: Of course that land is subject to condemnation. The Certificate is a Certificate of Suspension for a period of time.

MRS. WILES: It is supposed to be forever.

MR. NICKERSON: Not unless it is so-called improved property.

MRS. WILES: That is what he has. I would like that clarified. I thought, and some others, that once we passed the zoning that protected the property from condemnation.

MR. NICKERSON: It applies to improved property so long as the zoning law is in full force and effect.

MRS. WILES: It would be a far safer thing to get a Certificate then.

MR. NICKERSON: There is another contingency. If the owner uses the property for another purpose that would automatically subject it to condemnation.

MR. JOSEPH: We have provided the Certificate to anyone requesting it.

MRS. WILES: I thought that the zoning protected the property and I think they think so. I spoke to a lawyer about it and he seemed to feel we should get one.

MR. CHASE: If you are going to transfer or sell your property you should get one.

MR. JOSEPH: This is a form which was adopted after review by this Commission.

MR. NICKERSON: It was approved in 1963.

MR. JOSEPH: The application form was also approved then, and there is a Certificate issued on application which is notarized.

MRS. WILES: We get it notarized, or do you?

MR. JOSEPH: When we had a Notary on the staff it was done right here. We normally get a signature notarized on a document of this type.

MR. NICKERSON: The property, improved property might be subject to condemnation if there were no zoning regulations in effect, if the property is made the subject of a variance or exception which is not approved by the Secretary or if any new use occurs in violation of the bylaws. The purpose of the Certificate as I understood it at the time was to provide a legal document for the owner so that he could readily show evidence he had the right to be there in case he was getting a mortgage or selling the property. He is protected whether he has a Certificate or not.

MR. JOSEPH: We are happy to issue these Certificates and to provide application blanks when requested.

MRS. WILES: If you wanted to sell your property it would be easier?

MR. NICKERSON: I would imagine very few property owners have them at the present time.

MRS. WILES: I think more in Truro than in Wellfleet. I think Mrs. Cardinal has asked for one but you have never replied.

MR. JOSEPH: The gradual decrease in the land staff has slowed down some of our operations.

MR. NORGEOT: Are these Certificates transferable?

MRS. WILES: Yes.

MR. NICKERSON: There is another type of Certificate which was approved by the Commission in 1963 which is used for commercial or industrial property. The one I have been talking about has to do with residential property.

MRS. WILES: And cottage owners who have their cottages with their home.

MR. JOSEPH: Literally that becomes part of the improved property. It is not considered commercial.

MR. CARLETON: Has Wellfleet approved zoning?

MR. NICKERSON: All of the towns within the Seashore have, and the Secretary has approved these zoning bylaws. Let me review briefly that the owner of improved property as defined in the Act is protected provided a zoning law is in effect regardless of whether he has a Certificate or not, but it would make it easier to sell or mortgage if he had a Certificate which is obtainable upon application. I think that is a fair statement.

MR. JOSEPH: Yes, it is.

MRS. WILES: We had in the mail a list of people who are on the payroll. Is that what it is?

MR. JOSEPH: It is a list we use in order to expedite our telephone business.

MRS. WILES: There are two people in Wellfleet who have been employed here part time and I see that they aren't there. Are they going on the payroll? Will Tenney and Fleming be on the payroll?

MR. JOSEPH: We will do our best to keep them on. You can't always do as well as you would like with those who do not have full time appointments.

MRS. WILES: How about Fleming?

MR. JOSEPH: We have done our level best

MRS. WILES: We were told that when this Seashore came into being it was going to be a source of year-round employment. They told us there would be at least twenty jobs and if Mr. Fleming and Mr. Tenney are not on it it certainly would be a small number from twenty. I see some live in Wellfleet. Who is this Mrs. Laurents, is she a Wellfleet resident? Certainly I think with the exception of Mrs. Baldwin there are no Wellfleet people on here.

MR. NICKERSON: Was that twenty from Wellfleet or related to the town of Wellfleet?

MRS. WILES: We were told it was Wellfleet because most of the Park was from Wellfleet. I don't know what they told Truro.

MR. CHASE: Aren't most of them on Civil Service?

MR. JOSEPH: We are also attempting to get informed people on the list.

MRS. WILES: Tenney was here a long time ago and he is reaching the retirement age and he says it is hard to find employment.

MR. JOSEPH: We think highly of Bill Fleming and Bunny Tenney and know them personally and we will do the best we can.

MRS. WILES: We haven't any of our conservation officials here today, but I think last year it was brought up that this greenhead fly control

was destroying life along the shore and I wonder if it shouldn't be discussed here. I understand that it destroys fiddler crabs especially and that there is a use for them, certain things feed on them, and if we are upsetting the balance of nature by putting so much poison around...

MR. MCNEECE: Let's put it on the Agenda for next meeting.

MRS. WILES: Maybe we should be able to get some information on that.

MR. JOSEPH: Shall I ask Oscar Doane who is working in the Mosquito Control agency.

MR. NICKERSON: I think we would like to get some information from the Seashore.

MR. JOSEPH: We have a very stringent set of rules; primarily this type of work is done by Mr. Doane's crew.

MRS. WILES: Well, this was in connection with the State, but I suppose their conservation man here ...

MR. NICKERSON: We would have to get in touch with Art Brownell.

MRS. WILES: There is something they are doing now that they have never been doing before and that is putting something on the swamps in the winter when the ice thaws or melts it will go down and kill mosquitoes. What will it do to everything else?

MR. JOSEPH: I believe this is a practice of this Mosquito Control Department.

MRS. WILES: I don't know that they ever did it before.

MR. NICKERSON: It is Seashore work?

MR. JOSEPH: No. However some of the work that agency does is on Seashore property as well as on private property and town land. We give them access. We of course have a body of pesticide and insecticide rules that are reviewed thoroughly in the Department and every attempt is made to see that they are thoroughly understood by Mosquito Control authorities.

MR. NICKERSON: The difficulty is not on an action of the Seashore but of the State agency. I am interested in knowing how the Seashore is involved.

MR. JOSEPH: It is a good broad exchange. Maybe it can be brought down to a situation as described by Mrs. Wiles.

MR. CHASE: Whatever is being done here is done by the Mosquito Control Commission. The Park authorizes them to do their work within the Seashore?

MR. JOSEPH: Yes, but on the other hand ...

MRS. WILES: I thought where we had this conservation man on the Commission he would be able to get us the information.

MR. JOSEPH: We would like to get all the information we can.

MR. NICKERSON: Let's get the general subject on the Agenda and Mr. Joseph can say what would be the best way to bring it up.

MR. CARLETON: In Wellfleet, where Al's Hamburger Shop is, he is filling in. Is that legal?

MRS. WILES: That does not feed any shellfish.

MR. CARLETON: The tides come in and out.

MRS. WILES: No. When I was ten years old the tides came in and out and people had quahog beds there, but the mosquito control, there were a lot of mosquitos over that marsh, put in a dike connecting the mainland and Griffin Island, and that controlled the water so that it does not come up over that marsh.

MR. NICKERSON: It is fresh not salt now?

MRS. WILES: They put the dike there to control the water so for seeding shellfish of that kind I don't think it does any harm. I think that would be the major consideration.

MR. CARLETON: Did he get a permit?

MRS. WILES: There was quite a scrap over that.

MR. CARLETON: We wouldn't let that happen in Truro.

MRS. WILES: Oh, no? Mr. Schoonejongen didn't fill in anything on Pamet River did he? That is much more of a marsh to feed shellfish than the marsh near Hendrickson.

MR. NICKERSON: I don't want to strangle this discussion, but there is quite a little on the Agenda today. Are there any other communications? If not may we proceed with the next agenda item?

Item 4. Progress Report - Cape Cod National Seashore

MR. JOSEPH: Following up on the progress report at last meeting concerning the proposed beach in South Wellfleet, information has been received from the Regional Office and Design Office concurring in our recommendation that the roads and trails portion of the project be planned with a reduced number of parking spaces due to restrictions on funds.

Details as to the precise savings to be made and the number of parking spaces expected are not available at this time and we do not know exactly when the plans and specifications will be ready for bidding. However, we understand that the Design Office is working on the project.

Bids for the planting at the Province Lands Visitor Center area were opened at 2 p.m. on February 28. There were three bids as follows: D. Cicconi, Inc., of Brighton, Mass., \$24,930., Transit Seeding of Mansfield, Mass., \$32,269., and Littlefield-Wyman Nurseries of Abington, Mass., \$34,315. Since the government estimate for the job was \$13,335., we have recommended that the bids be rejected. I will say at this time there is an item for good judgement involved and that is the kind of pine trees to be used, pitch pine so called, a native species and the so called exotic, Japanese black pine. I think under the circumstances we would be amply justified in giving consideration to such a type as the Japanese black pine if it would decrease the cost.

MR. NICKERSON: What about cedar?

MR. JOSEPH: It is pretty evident that there is no cedar in that area, the reason for which I do not know.

MR. NICKERSON: How about beachplum?

MR. JOSEPH: The cost was so high.

MR. NICKERSON: Was this because of a guarantee of survival?

MR. JOSEPH: We did include this guarantee in the last contract and I will reserve the right to look at the specifications for this contract,

but I believe that was not included in this contract.

MR. CHASE: Isn't there some Japanese pine there now? I understand they were experimenting with them there. They claimed that was one thing that survived.

MRS. WILES: Where is this?

MR. JOSEPH: Around the Provincetown Visitor Center and on the top of the dunes.

MR. CHASE: I believe you will find them growing.

MR. JOSEPH: I am glad to have that information, I think it is a possible solution.

MR. CHASE: One question. Perhaps this has nothing to do with your report, but what progress are you making to obtain the Nauset Coast Guard Station building and property in Eastham?

MR. JOSEPH: We have approval to use it one more year, effective this week. Not very good progress, but that is it.

MR. NICKERSON: The Coast Guard has adopted the attitude that they want to retain control of this property against the time when they might want to use it.

MR. JOSEPH: I think this is geared to the modern day. Wasn't there some indication they wanted to keep it in connection with communications?

MR. THOMPSON: I was talking with their real estate officer and he said they haven't heard anything regarding this angle in over a year but it looks as though they want to hang onto it another year to be on the safe side.

MR. NICKERSON: I would be hopeful they would be sympathetic toward giving it up for the reason that the use of it would be conducive to good public information about the Coast Guard itself.

MR. THOMPSON: They had plans working for a site for an antennae farm; this takes quite a bit of land. They admit this site is not suitable because it needs to be level ground.

MR. CHASE: Well, as it is now I don't think they have any maintenance problem there, it is kept up pretty good and they don't have to worry about any vandalism.

MR. NICKERSON: You have possession of it so you are responsible for maintenance?

MR. JOSEPH: Yes. Many times we have to cross the usual organizational lines in accomplishing some things. Bob (McNeece) maybe we can call on the Commandant sometime when we are in Boston.

MR. MCNEECE: You have been informed you are going to have that boat haven't you? (The PENDLETON rescue boat)

MR. JOSEPH: It has been offered and I have written for the money to maintain it in the proper manner.

MR. NORGEOT: Where did you plan to keep it?

MR. JOSEPH: Right now we would have to keep it in outside storage.

MRS. WILES: You might need the Coast Guard to stay there more than you think. When the Texas Tower was off Truro one of the men on it told me that one night they found a Russian trawler 50' from the observation platform and when they put their spotlight on it they

were told to take off the spotlight because it might cause an International incident, so they did. You might need the Coast Guard more than you think.

MR. NICKERSON: Do you have anything more on your report Mr. Joseph?

MR. JOSEPH: (Continuing Report) The Visitor Center project at Provincetown is now 66% complete.

The bids for the operation of the Highland Golf Course have been reviewed in the Regional Office and final evaluation is being given to them in the Washington Office. The town of Truro voted the necessary Articles to fulfill its obligations under its bid should the Seashore be authorized to negotiate with the town as a result of the above evaluation. We hoped to have final word for this meeting, but in any event expect it very shortly.

Ben Bean and I will meet with the Board of Directors of the Massachusetts Beach Buggy Association here on Saturday March 9 to review the requirements considered necessary for beach buggy operation beginning this year.

Information regarding appointments or recommendations concerning membership on the Commission is now practically complete. It is assumed that we will hear from Eastham in the near future in order to complete the record fully.

MR. NICKERSON: Is that the only one missing?

MR. JOSEPH: That is the only one we don't have a piece of paper on.

On the subject of Master Planning, to be taken up in further detail during the meeting, the following base maps have been marked to show minor corrections: Archeological Base Map, Historic Architecture, Historic Information (Non-Pilgrim Sites), Natural History Base Map. Information has been prepared by the Seashore staff relative to a portion of Items 1 through 6 in the Master Plan Handbook. This information has been drafted in double spaced form and is considered tentative and subject to revision. Copies are being made available to you today and your comments would be appreciated after you have had a chance to review the material at the designated time. Further in connection with the Master Plan, available for review by the Commission members should they feel it necessary to do so are copies of Chapter I Basic Information and Chapter II Area Objectives which were prepared by former Seashore personnel in 1965 anticipating a review of the Master Plan in 1966. However, the format of the Master Plan which you have seen, is to be changed as indicated in the samples reviewed at the last meeting, also the 1965 material has had to be rearranged and revised to fit the new outline of the Master Plan material that we are now preparing in 1968. Furthermore the 1968 information is more up to date.

The outline of procedure, including target dates and over-all Master Plan Policy were mailed to you following the last meeting.

Later, Mr. Thompson will give the land acquisition unit report in his usual fashion. I do want to mention again that the extraordinary

record that George Thompson has achieved as Land Acquisition Officer is well stated in the Minutes of February 9 of the Advisory Commission. Concerning the remarks I made last month, this is to confirm that the Land Acquisition Office at Cape Cod which has functioned under the direction of the Washington Service Center with George Thompson as the official in charge locally, will close as a unit in mid-April. It is not expected that we will have an announcement to make to that effect until after March 14.

One copy of the publication MAN --- an endangered species?, which is the fourth in the Interior Department's Conservation Yearbook series, is available. Through the Eastern National Park and Monument Association we are ordering a supply for sale at the Visitor Center at the price of \$1.50 set by the Superintendent of Documents. As in the case of The Third Wave, we will obtain copies for the Commission and they will be made available to you as soon as received.

The 1969 construction program includes two items: Great Island Parking Area and Access Road and Parking Area and Access Road, Doane Rock. Field review has been given to the location for the parking area to provide access for walking trips to Great Island and a suitable area has been located and recommendations submitted for use of property owned by the Government near the crown of the hill on Griffin Island. Day labor work construction projects involving trails continued and funds for these purposes are scheduled to be expended prior to the close of this fiscal year.

Due to the special interest of the Advisory Commission as reflected in the meeting with President Ernest Brooks of The Old Dominion Foundation on August 4, 1967 with respect to getting conservation information into the hands of urban population centers, a good deal of information is being worked up by the National Park Service, a portion of which will be available today and we have scheduled it on the Agenda. Assistant to the Regional Director (Cooperative Activities and Public Affairs) J. Frank Mentzer attended the meeting on August 4. Both he and Park Naturalist Dame, who has also participated extensively in the formulation of ideas and preparation of materials, have been actively engaged in this general program along with other activities. We have for your review a summary of the various phases of a plan for cooperation in environmental conservation which Mr. Dame will be working on for the next two weeks in the Washington office and about which he will be glad to make a few remarks at the meeting today.

MR. THOMPSON: Two Offers to Sell were accepted during February. One covering five small tracts in Eastham, containing 5.72 acres. These tracts are needed in connection with proposed public developments. The other covers another tract in Eastham, containing 1.3 acres. It is expected that authority will be received to consummate the land exchange between the town of Eastham and the United States covering the site proposed for school development Monday, March 4. The deeds are now in this office awaiting clearance from the United States

Attorney's office in Boston that the Irescott condemnation case has been filed.

The town of Wellfleet voted affirmatively on Article 45 in the Warrant at the annual town meeting on February 27 which read as follows:

"To see if the Town will approve in policy the exchange of Town owned lands in Camp Wellfleet for land of equal value at Newcomb Hollow Beach plus possibilities of additional land at Cahoon Hollow Beach and LeCount Hollow Beach. Final transfer of such lands to be approved at a later Town Meeting, or do or act anything thereon."

A study was made at the Newcomb Hollow area to determine the amount of additional parking space that could be undertaken and at the same time hold to a minimum the adverse effects on the natural features. A print of this study, together with a print of our tract map showing United States-owned lands at LeCount Hollow that could be made available for exchange, were furnished the town officials.

MRS. WILES: I might enlarge on Mr. Thompson's report a little bit.

This map was shown at a meeting of the South Wellfleet Neighborhood Association (where it is customary each year to discuss the Town Warrant before the Annual Town Meeting.) I think it was not very well received, and it was supposed to be at the town meeting, but it was not shown there. Mr. Thompson withdrew it. I think the people would have hooted it down to tell you the truth it was so unfair and so the people of the town of Wellfleet, except those who were at the South Wellfleet meeting, don't know what the map did show.

MR. NICKERSON: Whose map was it?

MRS. WILES: I guess Mr. Thompson and Mr. Joseph were responsible for it. We had nothing to do with it and wouldn't have. We wouldn't have presented such a map. It certainly couldn't have gone over very well in South Wellfleet because it was withdrawn. In town meeting it was never shown and certainly we have had plenty of complaint about what they are proposing to do at LeCount Hollow. People feel it would create a lot of problems because they have so many summer cottages; they feel it would ruin their property and they are getting up in arms about it and I think they are writing.

MR. CHASE: How did they vote on the exchange? To accept it?

MRS. WILES: I think it was unanimous.

MR. NICKERSON: What did it call for?

MRS. WILES: In principle that land be exchanged at Newcomb and LeCount and elsewhere for land of equal value.

MR. NICKERSON: The town has voted to support the exchange of land on an equal value basis, and the National Park Service has made certain proposals to represent their ideas of how this should be carried out?

MRS. WILES: They didn't make any proposal to the land exchange committee.

MR. NICKERSON: They have prepared certain data which was presented to the town?

MR. THOMPSON: We prepared a study. You have to make a map when you

are going to study an area...

MRS. WILES: You presented it at South Wellfleet.

MR. NICKERSON: Let Mr. Thompson finish his story.

MR. THOMPSON: According to the information that came to us from the town they are requesting ten acres at Newcomb Hollow, so a study was made of the natural conditions to determine if it would be feasible to expand the parking area, and to what extent, without damaging the natural resources. So for that information we submitted to the Selectmen a study of what we thought could be a reasonable expansion without damaging the resources. It was only a study, not a proposed plan. I think there is a misunderstanding on the part of Mrs. Wiles regarding our proposal. Withdrawal of the study was agreed upon with Mrs. Wiles, the Selectmen and myself, so the Park Service or I really didn't withdraw it. We wouldn't have cared if they presented it to the town meeting for discussion.

MR. NICKERSON: Did this include both Newcomb and LeCount Hollow?

MR. THOMPSON: In addition to Newcomb Hollow we submitted a map showing the government ownership at LeCount Hollow as against other ownerships in order to give a picture of what land could be considered if this were necessary.

MR. NICKERSON: Any other areas?

MR. THOMPSON: No, just Newcomb Hollow and LeCount Hollow.

MRS. WILES: All they had proposed was about 400 feet on the ocean and 60 feet back, except for 1-1/4 to 2 acres way at the end for

additional parking.

MR. NICKERSON: Isn't this more for a basis for negotiation rather than anything else?

MR. THOMPSON: Yes.

MRS. WILES: By the time the ocean eroded that, Wellfleet would have nothing.

MR. NICKERSON: If you are going to have a discussion somebody has to initiate it by making a study which would contain certain specific proposals.

MRS. WILES: We asked to be included in this study and they didn't include us.

MR. NICKERSON: Has the town made any proposal?

MR. THOMPSON: At the last meeting I mentioned our study and the Chairman said they will prepare and submit a proposal for Newcomb Hollow and on the basis of that we will review it and take it from there.

MR. NICKERSON: As I understand this the Park Service has made a study, a tentative proposal as it were, of Newcomb and LeCount Hollow. Is that right?

MR. THOMPSON: Yes, that is right.

MR. NICKERSON: This apparently is not acceptable to the town.

MR. THOMPSON: Apparently not.

MR. NICKERSON: The town proposes to counter with a study of their own.

MR. THOMPSON: That is right.

MR. NICKERSON: When you have received their study you can see the difference between what the town wants and the Seashore proposal.

MR. THOMPSON: That is right.

MR. NICKERSON: Then you would be prepared to move, right?

MR. THOMPSON: Yes.

MRS. WILES: We told them what we wanted.

MR. NICKERSON: Evidently there is a very strong difference of opinion in what the Seashore proposes and what some people in Wellfleet want, but nobody has come forward from Wellfleet with anything on a piece of paper.

MRS. WILES: We have told Mr. Joseph and Mr. Thompson what we feel should be done.

MR. NICKERSON: Any proposed sketch on paper?

MRS. WILES: No. But we will see to it that they have one. We would have done it, but they didn't communicate with us.

MR. NICKERSON: The town has received a study.

MR. THOMPSON: We submitted a study map showing land at Newcomb and LeCount Hollow.

MR. JOSEPH: This followed up as reported previously our December 12 letter.

MR. NICKERSON: There has been presented to the town a study with a supporting letter.

MRS. WILES: Only to the Selectmen. Not to the town.

If the proposal had been anywhere near what we felt should have been proposed we would have seen that it was shown.

MR. NICKERSON: A proposal has been given to certain representatives or agents of the town, namely the Selectmen, the chief officers. What did they do with it?

MRS. WILES: They withdrew it. The town never saw it. They were having a meeting with Mr. Thompson. They asked me what I thought should be done with the proposal. I told them I ~~thought~~ it should be withdrawn. They did it.

MR. NICKERSON: It seems to me the Park Service has presented a study or sketch or a proposal to the town in the person of the Selectmen. It would be the decision of them how to use it.

MRS. WILES: They took it to South Wellfleet, to the Neighborhood Association meeting and showed it. I wasn't there. From the reports I got it wasn't well received so they decided they wouldn't show it at the town meeting.

MR. NICKERSON: Apparently in the judgment of the Selectmen it would not be acceptable to the town meeting. On the other hand it appears from what has been said here that the town has not presented anything to the Park Service setting forth what would be acceptable.

MRS. WILES: We did send a letter. I have forgotten what was in it, but I have it here somewhere.

MR. NICKERSON: It seems there is a controversy in the town of Wellfleet over jurisdiction in this matter. The Park Service has made certain

overtures on the transaction to the town, to the Selectmen, supported by sketches, maps, drawings, written documents, which it appears the Selectmen decided after showing, would probably not be acceptable to the town, but they have not presented to the Park Service a representation of a specific nature as to what would be acceptable to the town. Is that true? This is like a labor negotiation. One side of the table has presented something which may be a good deal less than they would be willing to accept, but the other side hasn't presented anything, and until each side makes a presentation you haven't any basis for a discussion.

MRS. WILES: I hope we can work together.

MR. NICKERSON: I am very sympathetic to the town making a mutually advantageous land exchange. In order to accomplish it, it seems to me as far as we are concerned, we should encourage the two agencies to get together and get the matter cleaned up. The Park Service has a substantial strip of land, how can they make long range plans until this question has been settled.

MRS. WILES: This is what we have said right along. I would like to make one more comment. This Commission said "adequate beach". What they proposed was not adequate.

MR. NICKERSON: Adequate is a subjunctive word.

MRS. WILES: One Selectman and a member of the Planning Board saw this plan and one said he knew this proposition would not be acceptable to the town.

MR. NICKERSON: It is up to the town to decide who will speak for them.

MRS. WILES: We got a lawyer's opinion and he said the way the thing was written it is the Land Exchange Committee.

MR. NICKERSON: The sooner Wellfleet can decide this and report, the better it will be. The Advisory Commission is simply sitting on the sidelines helping both agencies get together.

Item 5. Master Plan Revision - Cape Cod National Seashore

MR. NICKERSON: We have had sent to us through the mail a suggested outline for the Master Plan Review and a statement of Master Plan Policy as contained in the compilation of Administrative Policies for Recreation Areas. Do you have any comments Mr. Joseph?

MR. JOSEPH: With what you have received in the mail and the material we have prepared to give you today you will have a lot of reading material. We might review any questions of procedure or your thoughts or opinions on the basis of what you have already had a chance to study.

MR. NICKERSON: I would like to make a comment on the Master Plan Policy. I have read it two or three times and am rather disturbed that it seems to be implied in this document which was presented that Cape Cod National Seashore should be treated as a recreational area and managed as defined by the Secretary of the Interior in his statement of July 10, 1964 - "Outdoor recreation shall be recognized as the dominant or primary resource management objective. Natural resources within the area may be utilized and managed for additional

purposes where such additional uses are compatible with fulfilling the recreational mission of the area..." rather than as an area to be protected and developed as provided in the Act of August 7, 1961, Section 7 (b)(1) - "In order that the seashore shall be permanently preserved in its present state, no development or plan for the convenience of visitors shall be undertaken therein which would be incompatible with the preservation of the unique flora and fauna or the physiographic conditions now prevailing or with the preservation of such historic sites and structures as the Secretary may designate ...". To be sure in this master plan policy statement it does indicate on Page 12 under "Land Classification" - (Reads) "Master planning requires sound classification for the lands in a recreation area. This is necessary to insure that public facility development is commensurate with the use capabilities of the basic resources and in accord with the legislative intent of Congress for the area." This struck me as being a broad assumption that it applies to recreation areas as defined. The disturbing thing to me is that as defined by the Secretary on July 10, 1964 there seems to me to be a conflicting situation. At one point he says the area shall be managed in accordance with Congressional enactment but when the management of recreation areas is described this is completely at odds with the specific legislation directly under Section 7 of the Act. While this master plan policy which was sent to us may be completely applicable to most areas designated as recreation areas, I am disturbed that there seems to be

no indication that there is to be a clear cut statement that the Cape Cod National Seashore by the terms of the legislative Act authorizing establishment is not a recreation area as defined by the Secretary of the Interior. This is going to be a major conflict. When it comes to actually carrying out the functions of the Seashore I don't anticipate at this time any particular conflict. For example it has been the recommendation of the Advisory Commission to develop the South Wellfleet beach which is a recreational function, but I think there should be a clear statement in the master plan in an emphatic position, restating that this particular Seashore is for the purpose which the Congress designated.

MR. NORGEOT: I read this quite carefully myself and I am in complete agreement with what you say. I am a little more skeptical when I read a little more which says "The land classification system used is similar to that proposed by the Outdoor Recreation Resources Review Commission ... as follows: Class I--high density recreation areas; Class II--general outdoor recreation areas...Class I and Class II identify the lands reserved for visitor accommodations (both existing and proposed), for administrative facilities, public beaches, marinas, formal campgrounds, two-way roads, etc., of high and moderate intensities. Class I and Class II lands in recreation areas will occupy a relatively higher proportion of the total space as compared to such classifications in, for example, a national park." This is directly the opposite to what I have been led to believe though I do not have

the knowledge you have. I think this will require some reassurance from the top level of the National Park Service that this is not as stated here.

MRS. WILES: We tried to get this in a special category didn't we?

MR. NICKERSON: Yes, and again in 1964 following the issue that Cape Cod National Seashore had some of the attributes of all three categories and did not fit into the particular description of any one of the three areas and that there should be a modification or a sub-classification under which this Seashore should be put, the Secretary indicated this suggestion was rejected.

MR. JOSEPH: There was a final letter from the Secretary to the Congressman as a result of that debate which has been used as the basis of our proceeding as we have.

MR. NICKERSON: The thing that disturbs me is that it is implicit in the description under the Master Plan Policy that if we accept control as a recreation area then these principles shall apply, and it is equally clear in my mind at least that it was never the intention of Congress that this Seashore should be treated as a recreation area as described by the Secretary, where all other things are subservient. This is clear for two reasons, maybe more, because in the Act in the section defining administration there is provided a clause which says that the Secretary may provide for the public enjoyment of certain special recreational features, and furthermore under Section 8 it is provided that no permits for the commercial or industrial use of

property within the Seashore shall be issued nor any public use area for recreational activity established without the advice of the Advisory Commission. This indicates to me that it was the intent of the Congress that recreation activities should be limited not only to the specific purposes provided in Section 7 (b) of the Act, but even in those instances the establishment of those areas should be subject to review and advice by the Commission before they are put into effect.

MR. JOSEPH: I understand that and you have presented this point in a very able manner, but if you will inspect the material provided to you today you will note that this is very definitely set out under the heading of Legal Factors (4a). It will also appear in the objectives. Whether this would be considered satisfactory as a basis for further discussions is up to each individual to say. I think I should say one other thing, that the attempt to classify an area broadly in the three categories, Natural, Recreational, Historical, is subject to any attempt to classify a lot of activities into three groups. I think it is abundantly clear that the law takes precedence; you may feel that this requires reiteration.

MR. NICKERSON: I think there should be in this case a clear cut statement that the Master Plan for Recreation Areas is in conflict with the Act of Congress establishing this area.

MR. JOSEPH: This particular policy was appended as part of the compilation of the Master Plan for Recreational Areas; it applies to

to all of them and it is my job to run Cape Cod like the law says and we work with and rely on the Commission to help us do this. The question arises as to how many of the ...

MR. NORGEET: It points out to us that we must stay on guard constantly to see that the Act is carried out as intended.

MR. NICKERSON: Cape Cod has the attributes of all three, Natural, Historical and Recreational. My concern stems from the tendency to regard it as being in only one category which by the statement of policy of the Secretary would mean that the historical and natural elements would be treated as subservient to the recreational elements.

MR. JOSEPH: We find it difficult to get these things down on paper as we want them. The preservation and use objectives will quote from Section 7 of the Act, but there is nothing which says they will be followed in one, two, three priority, but they are in the law so you have the additional question, how many things are you going to put in the Master Plan, everything that is in the law? I think I said the last time that I found a lot of duplication, some caused by reciting things in the law already abundantly clear, adding to the length of the Master Plan.

MR. NICKERSON: I am concerned about this, that the broad programs for recreational areas as such shall not become the specific purpose for which Congress authorized the Seashore. The statement is made in this Master Plan Policy that this is best defined by the Bureau of Outdoor Recreation. The fact that the BOR has achieved control of

the flow of money to the extent they have and are coordinating with the recreation area of the Commonwealth has a bearing on this. It seems to me you have a real small area here which is extremely fragile in nature, and it is extremely important that we should not let this park be run in a manner to make other natural, historical factors subservient to recreation.

MR. JOSEPH: Very well said, and I would like to say that not only do I subscribe to that, but we are going to get down to the basic idea that we are going to set the numbers of who can come.

MR. NICKERSON: I would like to say that if the entire National Seashore were devoted to campsites, in my judgement it would not fulfill the total peak demand in the future. On the other hand we have State recreation areas such as Brewster and Miles Standish (almost as big as the whole Seashore) which can be devoted to this without destruction of natural values. It will gradually become necessary to establish a very limited camping area here but it has to be limited by the necessity of preserving natural, historic and scientific values.

MR. JOSEPH: This is right and because of it I have gotten down to serious consideration of capacities. This was why I was ~~happ~~ing about getting parking space numbers. This will be my recommendation, my proposal to the Director which you can review.

MR. NICKERSON: It is important. It should be made clear in the Master

Plan that this National Seashore is not a recreational area as defined, that recreational functions are secondary and not primary because if it isn't stated they will look back at it in five years and consider that we did not think it important enough to so state. On the one hand it says here that the Seashore shall be preserved and managed so that it will fulfill the park mission; now they have said that the classification is recreational. It sounds nice but if the definition as published in 1964 were followed for recreational areas we would be doing just the opposite of the mission as we know it.

MR. JOSEPH: It states that the prime control is in the legislation and also cites the requirement for preservation of the Seashore in its present state in two other portions of the legislation, and this will show in the objectives.

MR. NICKERSON: I would go so far as to hope that there would be a statement to the effect that even in spite of the Secretary's classification in 1964, that this Seashore is not to be administered as a recreational area. I realize that this is going to cause trouble up the line.

MR. MCNEECE: Why don't we quote just that as reaffirmation.

MR. JOSEPH: As a matter of fact the Secretary has indicated that in one communication to a Congressman.

MR. NICKERSON: I would like to think this is just a situation that isn't going to be very important. But I think it is.

MR. JOSEPH: As far as I am concerned I can say it won't be, but on

the other hand ...

MRS. WILES: They have stated in this book - (Reading from Cape Cod National Seashore, a proposal, printed in 1959) - "In order not to damage the values which the National Seashore would preserve, any facilities needed in it would be held to the minimum consistent with public safety, comfort and enjoyment. No major commercial enterprises within the boundaries are necessary or contemplated. Private enterprise in the adjoining communities would therefore be relied upon to supply meals, lodging, wares and visitor services. Many such businesses already exist, and it is anticipated that they can be expanded as demand increases."

MR. NICKERSON: Be that as it may, Mr. McNeece has made an excellent suggestion to go back to the 1965 Minutes and review the letter there from the Secretary to Congressman Keith.

MR. JOSEPH: I have had a call made to the Regional Office on the Truro Golf Course. We talked with Mr. Whitcraft who in turn got in touch with our Washington Office for the very latest information. There is still no decision, but they feel we will hear next week.

MR. NICKERSON: Is there any further discussion on the Master Plan Policy which you would like to have at this time? I feel it would be premature to try to discuss this in depth now, but there may be some points you want to emphasize.

MR. JOSEPH: In regard to regional analysis we are starting by getting in touch with all the towns in the Seashore. We have indications of

possible changes in the towns of Provincetown and Eastham and Wellfleet will propose plans of how they are going to use their lands regarding a proposed land exchange. Highway 6 will have tremendous effects. The automobile is a major offender as well as the major mode of transportation. There is only one question in reality we might discuss, and that is to what extent and how far we should go in planning the preservation of the Seashore. We all know abundantly in terms of what is being done in the areas around us, not just Provincetown and other Seashore towns, but on a Regional basis. To me, what is happening in the region around us is overwhelming and unless we get guidelines regarding conservation and natural development we are going to be a park inundated by what is happening elsewhere, by children and by automobiles, by what is happening elsewhere; this is growing by leaps and bounds. You can talk about preservation and conservation generally, but you have to get down to basics: how many cars they are going to bring in, how many visitors you are going to have. We have to say that at a given area we will have certain capacities and stick with it.

MR. NICKERSON: You are saying we should predetermine the extent to which certain functions of the Seashore can be developed and used on a first come, first served basis.

MR. NORGEOT: The towns face the same situation.

MR. CHASE: How far into the future are we looking?

MR. JOSEPH: You will find the answer in the material which we have

prepared and distributed to you today. I am working with the towns and the state highway people to the extent I can, all of which is pretty minimal. We try to tie in what we do now with improvements to Highway 6. We know that many of these improvements won't happen in two years, but maybe in five to ten years you will see greater changes, we have tried to work some of this information into the material furnished to you today.

MR. NICKERSON: We have an illustration of that in the Nickerson State Park in Brewster. They have four to five hundred campsites there now and they have said that they are at approximately the optimum use. They say that they don't intend to provide any more, that increased use will be other than increasing the number of campsites. I think as a result they have had long waiting lists. Whether they will stick to this or not remains to be seen. I believe we have to determine a policy with respect to the Seashore that we will not attempt to satisfy all peak demands of all people who want to use the Seashore. You might have to establish a guard at the Visitor Center entrance or something of that sort.

MR. NORGEOT: Is it being considered that camping might become available in the Park?

MR. JOSEPH: If I am asked by others - yes, we always consider it. We even have to think about it in terms of everything we do. You consider it, but that doesn't commit you to do it. Furthermore, although we may consider camping in itself as permissive, there isn't

a single request asking for money for camping, but we have lots of requests in for visitor centers and trails. This is bona fide evidence that we are not thinking of camping in any priority. We haven't even come to a clear cut statement regarding camping policy.

MR. NORGEOT: My question is asked because we know that the Department of Natural Resources in Massachusetts is contemplating a bicycle trail into this area. This naturally would bring hundreds of people who would require camping area accommodations of some kind. As you look into the future this use might be eliminated in the Master Plan.

MR. JOSEPH: This is a good point. This may be the time to do it.

MR. NICKERSON: Right now you are wrestling with a camping problem with beach buggies. This should not be permitted to any great extent.

MRS. WILES: Back when this park was first proposed there were going to be at least four camp sites, one in Provincetown, one in Truro and two in Wellfleet.

MR. JOSEPH: I have mentioned earlier about how people on the outside look at Cape Cod. There is no question that people coming here equate a public area with camping. Although we know that Cape Cod is unique they cannot see any difference between Cape Cod and the Smokies and Yellowstone. We have abundantly demonstrated on the record that we are not going into camping.

MR. NICKERSON: One of our problems here with respect to camping is that because of our proximity to urban areas the type of camping you would get here is different from Allagash for instance, consequently

there would be a tendency for camping developed in eastern Massachusetts to become more a transfer of urban living to an out of door situation in the summer season, and that transferral tends to include crowding together and pretty slack housekeeping generally. In the wilder sort you have to do pretty good housekeeping or you will be in serious trouble in a short time. Here again, so much of the area is physically open that to put in camping would not only affect the immediate area but would affect the scenic area for miles so that any camping would have to be developed in a portion where it wouldn't deteriorate the scenic values; this in turn confines it to low value wooded areas which are often rich in natural values.

MR. NORGEOT: You might also consider making that available only to people on bicycles.

MR. NICKERSON: Just as you are doing, or propose to do with respect to beach buggies; here it would be limited to vehicles especially licensed to go on the beach because they are properly equipped, and with severe limitations on time. I think, and have often so stated that the State should develop Miles Standish as a major camping area.

MR. JOSEPH: This is what I was getting at with regard to a regional scale, and subject to what we come up with in discussion and review of the material provided you, it seems you have to have means to accomplish this. Maybe we can do it in our own way here as Gaston (Norgeot) mentioned, but with the State represented on the Advisory Commission maybe we can move on a regional basis.

MR. NICKERSON: One of the primary purposes of establishing the seashore was to prevent it being exploited for private residential purposes so that those having the means could build houses and exclude others. If we let camping develop to too great a degree in the seashore it would have the same end result in that occupants of campsites would be having exclusive use of an area which would damage the values of others not being entitled to it. It could be substituting a temporary exclusive use for a permanent exclusive use.

MR. NORGEOT: Is there any way that the revised Master Plan could be formulated without using as many words?

MR. JOSEPH: This is the idea as you can see by the new format used in these Master Plans. (Shows examples of two new Master Plans).

I would like to say, having in mind this format, in order to avoid missing any real pertinent factor I have written this much as I have been telling you about it, and probably there is a way to boil it down into fewer words. I am all for briefing it. Getting it briefer and still containing the real punch is sometimes a difficult job.

MR. NICKERSON: The Seashore is fortunate in one particular factor because of the fact that the beach front south of Nauset already is in public interest so that they can forget that for the moment until they solve major problems. If and when the Seashore acquires property from the towns it is going to involve difficult and conflicting situations; in Chatham for instance, the town is going to have very specific objectives without which they won't play. In Orleans it will probably

be somewhat the same situation when the time comes.

MR. NORGEOT: We are considering stopping expansion of parking areas at the beaches. This will alleviate many other problems.

MR. JOSEPH: This is going to work, and it is the only way to do it in my opinion as every community and the Commonwealth knows about it. It should be recognized that what we are talking about will be most difficult - determining capacities and planning your facilities accordingly.

MRS. WILES: I think if the towns are going to survive they can't afford to open their areas to anybody and everybody just because people want to come.

MR. MCNEECE: Chatham and Orleans are following the same course and are not going to expand until forced to do so by threat from the State.

MRS. WILES: Don't you think the pressure should be off with the Park opening new beaches?

MR. CHASE: It seems as if the towns, Park or State should never make an effort to take care of the peak load because the beach facilities would end up by being just one big parking lot.

MR. NICKERSON: I think this all points up the desirability of very close liaison with the Commonwealth and particularly with this new program Mr. Brownell mentioned whereby the State is developing recreation facilities at Hingham, and the potential at Miles Standish, and Scusset Beach where under the Department of Public Works it was not very well administered, but it will be better under the Department of

Natural Resources it will be better. Close coordination is very desirable. Do you have something else on the agenda you would like to take up?

MR. JOSEPH: I will ask Dave Dame to come in to discuss Item 6 which is Environmental Conservation.

MR. NICKERSON: While waiting for him can we talk about
Item 7. Agenda Items for Next Meeting - April 12

We already have the pesticide subject on the agenda for that meeting.

MR. JOSEPH: You have from time to time seen other areas, do you still want to do something like that, a visit to Fire Island or as an alternative a tour of the Boston Group which includes several areas, sometime this Spring?

MR. NICKERSON: I think it might be more helpful to see the facilities in the Nickerson State Park, Shawme-Crowell, Miles Standish and Scussett. That would take all day.

MR. JOSEPH: Fine. Shall I explore this with Mr. Yasi and Mr. Brownell for April 12 or sometime in May?

MR. NICKERSON: May would be better. (It was determined following a discussion that the May meeting would be held on May 3 or May 10).

MR. NORGEOT: It would be good if we could get maps beforehand so we could have a chance to study them.

MR. NICKERSON: We should go in several cars and in each car have some representative of that area who could give us information.

MR. JOSEPH: I might be able to arrange for a bus.

MR. NICKERSON: We should have a running dialogue available to explain details. This should be done by someone who could do this as we go along. In regard to the April meeting, in addition to the pesticide subject shouldn't we also include a continuation of the Master Plan Revision.

Mr. Dame joined the Commission at 3:45 p.m.

MR. DAME: Just to more or less bring you up to date, you may remember Mr. Mentzer's visit with the Commission last August during which the need for conservation education was stressed. Mr. Mentzer mentioned that day a report which Regional Director Garrison had presented at a Regional Director's Meeting at about that time. As a result of Mr. Garrison's paper a man was hired by the National Park Service for work in this field on a nationwide basis. Following an intensive study which took place through the Fall and Winter a plan of cooperation was presented to Secretary Udall. (The plan in brief form was distributed to the Commission and follows.)

Plan of Cooperation for Environmental Conservation

The first phase of the Plan of Cooperation begins with the recognition of the fact that many of our own people do not fully understand the concepts of the "new conservation", i.e., the conservation of the total environment instead of merely the wise use of natural resources. We recommend an intensive series of In-Service Training Programs so as to develop the common understanding necessary to effectively present our programs to the general public.

The second phase of the Plan of Cooperation requires a reexamination

of the traditional information and interpretive activities of the Service. We recognize that we have few visitors for a long enough period of time to "educate" them; we also recognize the potential of their visits for awakening a large segment of the public to the urgency of environmental conservation. This phase would assure every visitor, sometime during his association with us, of at least one such message.

The third phase of the Plan is the creation of Environmental Study Areas on Service-administered properties - natural, historic and recreational. We believe we have an obligation, as custodians of the Nation's greatest scenic and historic treasures, to encourage their maximum use for educational purposes. Primarily an off-season use, the establishment of Study Areas will greatly expand our service to the public and produce a greater return on our capital investments. With the creation of Environmental Study Areas, the Service will have the opportunity and obligation to cooperate with educational institutions of nearby communities to assure their most effective use.

For the fourth phase of our Plan of Cooperation, we will actively encourage such use, advising the educational community as to ways our facilities may be integrated into their educational plans.

For phase five we propose, after we have created Environmental Study Areas on the properties we administer, and have encouraged their use, to create a National Register of Environmental Study Areas. Through this device, we not only provide the thread that will link our efforts with such areas created privately throughout the Nation, but will provide them with much needed "official" recognition.

Phase six of the Plan of Cooperation incorporates the National Environmental Education Development (NEED) Program, now being developed by the University of California, with the other environmental conservation efforts of the Service.

We recognize that there is a real need for education efforts in addition to that being offered elementary and secondary school programs through the NEED Program. As phase seven, we propose an educational program with four thrusts: (1) towards the better preparation of teachers for environmental education, (2) towards more effective programs for national youth organizations, (3) towards adult education through the programs of organizations that are not primarily conservation-oriented, such as parent-teacher associations, service clubs, labor unions, etc., and (4) towards the general public through the media of mass communications such as television, magazines, newspapers.

Phase eight supposes the desirability of having an Environmental Study area, regardless of sponsorship, within 30 minutes travel time of every educational institution in America. We assume the previously described efforts will have made an impression on the educational community and the local conservation organizations. This phase places the Service in a true service capacity of helping to locate lands suitable for Study Area use, encouraging organizations to acquire them, helping schools to design the necessary programs and giving the Areas official recognition through our Register.

Phase nine is, in reality, a wrap-up phase, as it has as its purpose the furthering of cooperation between the Service and the Nation's conservation-oriented agencies and organizations. Cooperation with these groups is "built-in", but this phase is necessary to provide direction and coordination of all these efforts so that no organization or agency is denied the opportunity to contribute.

Phase ten has as its objective the preservation of open space generally, but with an emphasis in urban areas where it is most desperately needed. This phase is, we believe, the only phase for which we do not have, at this time, sufficient Congressional authority to proceed. In a sense, this is beyond the general objectives of this Plan for Cooperation, but because it does have a direct bearing, it is included for consideration. It is our hope that, through the educational process, the oncoming generation will come to realize the importance of open space and will act to preserve it. We also know that as a Nation we cannot afford to wait for this new generation, but must act now to preserve such space. This is the purpose of phase ten.

MR. JOSEPH: One of the principal items on the agenda for the next meeting of the Commission will be pest control and its effect on this area. We have been told that the sphere of influence will be limited to 30 miles, this will include the six Seashore towns and Brewster, Harwich, Dennis, Yarmouth.

MR. MCNEECE: What would constitute a study area? Will this be all inclusive, sky, water, etc.?

MR. DAME: Yes. Once they have been established they cannot be developed for any other purpose or reason; it must be left in its

natural state. We have proposed three and are studying two additional areas. Our proposed areas include the Skiff Hill area, Red Maple Swamp, a portion of marsh inside of the bicycle trail loop in Eastham. We are looking at some of the salt meadow north of Head of the Meadow beach, Great Island from the Gut all the way up. We have sent in our first proposals which will establish these areas within a thirty minute drive from major school systems.

MR. NICKERSON: This would be a place where children would go under educational guidance to have pointed out the significance of what they are looking at?

MR. DAME: So that they can study in the field the man-changed areas also. A trial testing is to begin in four areas on April 15. One fifth grade class will be staying near a park for five days, the school will supply the teacher and the money to do this will be coming out of HEW. It is planned to set up a regional environmental study area where teachers could come and see a well staffed unit in operation.

MRS. WILES: How much of the United States does the Government own now?

MR. DAME: I don't know.

MRS. WILES: I think the Government owns enough. If the Government finances it, it will control it.

MR. NICKERSON: We already have some extremely active local agencies, the Chatham Conservation Commission, The Audubon Society and the Cape

Cod Conservation Commission, and others.

MR. DAME: We are unusually fortunate here in that so many people are interested. This condition unfortunately does not exist in many parts of the country. Our concentration will be on twenty-one states for the next three years and primarily in an eighteen state area which includes New England.

MR. CHASE: Do I understand this would be put into effect here?

MR. JOSEPH: In our own homely way it will be, we anticipate the in-service training environmental study in particular and cooperation with the school systems in every possible way.

MR. DAME: All the Federal Government would do would be to maintain a region so that schools would know where to go. The Lower Cape is way ahead of this National plan.

MR. NICKERSON: How does it cover people twenty-five to thirty years old?

MR. DAME: This is Phase seven, working intensively with any group.

MR. NICKERSON: This wouldn't preclude the thinking we have discussed before?

MR. DAME: This will encourage us to do just that.

MR. NICKERSON: The pressure is on. You need a more direct approach to the adults of today.

MR. JOSEPH: This is right, and I would like to say that there is a lot of material which Dave (Dame) has been working on which you haven't seen. As you know we have some very well qualified Seasonal

people, and information which they have assisted in developing is being assembled, briefed and taped so that it will be available for use by Committees setting up programs and T-V media and others.

MR. NICKERSON: You need to get this to people not so much in the immediate area of the Seashore but in urban areas.

MR. DAME: Within the twenty-one states they have identified one hundred and thirty-one so called target areas. Our prime target will be Boston, the largest metropolitan area close to us. On the on-site basis approach we are limiting this to the lower Cape.

MR. NICKERSON: We need a more immediate program directed to adults through making it available to visitors to the Seashore for their own use.

MR. DAME: This is Phase seven. A booklet will be off the press by May 1 which will be for sale, and we will donate as many as we can afford, we are also working on slides and tapes and written material.

MR. NICKERSON: The best guy to do the talking is the guy who has just visited the Seashore and been exposed to these things.

MR. DAME: Our target is also the teacher, entertainment chairman, who will have larger contacts with adults.

MR. CHASE: It sounds to me like a very ambitious program.

MR. JOSEPH: It is.

MR. DAME: We hope to demonstrate a program that others will imitate. We will make available all our knowledge and help.

MR. NICKERSON: I am afraid the bulk of the conservationists are very

old - over fifty, or very young. Most people from twenty to forty-five years old are not particularly conservation-minded.

MR. CHASE: Many from the urban population that are migrating need to be educated.

MR. NICKERSON: It is the urban population which will be the voter who will control what goes on here in the future.

MR. DAME: We have to sell a very simple idea: No matter how bright we are, our life depends on a little top soil and the rain that falls on it; environment that supports life or our technology is useless.

MR. NICKERSON: Thank you very much, we will look forward to hearing more about your program as it develops.

No further business appearing, the meeting adjourned at 4:20 p.m.

(For Administrative Use Only)

M I N U T E S

Sixty-eighth Meeting

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

AT

Headquarters, Cape Cod National Seashore

April 12, 1968

AGENDA

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Sixty-eighth Meeting

April 12, 1968

<u>Item</u>	<u>Subject</u>
1.	Adoption of Agenda
2.	Approval of Minutes of Two Previous Meetings
3.	Communications Received by the Commission
4.	Progress Report - Cape Cod National Seashore
5.	Insect Pest Control
6.	Master Plan Revision, Cape Cod National Seashore
7.	Agenda Items and Date for Next Meeting
8.	New Business

The sixty-eighth meeting of the Cape Cod National Seashore Advisory Commission was held on April 12, 1968 at the Administration Building in the Marconi Station Area, South Wellfleet, Massachusetts following a morning field trip which included a visit to the site of the construction of the Visitor Center and Amphitheatre in the Province Lands area. The following members were present at the meeting:

MEMBERS

Joshua A. Nickerson, Chairman
Leo E. Diehl, Vice Chairman
Robert A. McNece, Secretary
Ralph A. Chase
Joseph H. Child
Esther Wiles

Recommended by

Barnstable County
Secretary of the Interior
Town of Chatham
Town of Eastham
Commonwealth of Massachusetts
Town of Wellfleet

OTHERS

National Park Service, U.S. Department of the Interior

Stanley C. Joseph	Superintendent, Cape Cod National Seashore
George H. Thompson	Land Acquisition Officer, CCNS
Norton M. Bean	Supervisory Park Ranger, CCNS
Lyndell Baldwin	Secretary, CCNS

Also: Mr. Arthur Brownell, Director of Conservation Services, Massachusetts Department of Natural Resources, Mr. Arthur Goode, Congressman Keith's Cape Cod representative, Mr. Stephan R. Perry, Selectman, Town of Truro.

Absent Commission members were: John W. Carleton, (Town of Truro); Nathan Malchman, (Town of Provincetown); Gaston Norgeot, (Town of Orleans); Robert L. Yasi, (Commonwealth of Massachusetts).

The meeting was called to order at 1:40 p.m. by Chairman Nickerson.

Item 1. Adoption of Agenda

It was moved by Mr. Child, seconded by Mr. McNeece and unanimously VOTED to adopt the Agenda as printed.

Item 2. Approval of Minutes of Two Previous Meetings

MR. NICKERSON: Are there any changes or corrections to be made in the Minutes of the sixty-sixth meeting held on February 9, 1968?

MR. CHASE: I move they be accepted as printed. The motion was seconded by Mr. Child and unanimously VOTED.

MR. NICKERSON: How about the Minutes of the sixty-seventh meeting which was held on March 1, 1968? In the fourth line from the bottom of ~~the~~ page ²⁴ the word "subjunctive" should be changed to "subjective", so that the sentence will read: "Adequate is a subjective word." Also on page 38 the fourth line from the bottom of the page should read: "in public ownership so that they can forget that for the moment until" - that is change the word "interest" to "ownership".

MRS. WILES: The last word in the second paragraph ^{Page 19} should be changed to "right", so that the sentence will read: "People feel it would create a lot of problems because they have so many summer cottages; they feel it would ruin their property and they are right."

It was moved by Mr. McNeece, seconded by Mr. Chase and unanimously VOTED to approve the Minutes of the sixty-seventh meeting with the changes noted above.

Item 3. Communications Received by the Commission

MR. NICKERSON: There is a letter here from Hank Foster, it is addressed to Mr. Joseph, dated April 9, 1968. I would like to read it to you. (Reads)

Dear Stan:

I have only just recovered from the shock of your recent memorandum announcing the retirement of George H. Thompson as of April 12, 1968. A National Seashore or, in fact, a National Park Service without George seems almost inconceivable!

It was my deep personal privilege to work closely with George, not only during the early stages of the Cape Cod National Seashore but on various matters throughout the New England area. For example, he was extremely helpful to Massachusetts in its consideration of the Holyoke Range.

During the early days of the National Seashore it was George Thompson's quiet and professional manner which did so much to allay public apprehensions concerning the acquisition program of the Federal Government. These were difficult and sensitive times, not just for the Seashore but for its advisory commission, and I can recall no instance where George did not contribute with immense tact and understanding.

I am genuinely sorry that 31 years have passed so quickly, but certainly no individual has more magnificent stepping stones to mark his particular contribution to conservation.

Please extend to George and Pauline every best wish for their well earned retirement. They will be leaving Cape Cod with a full measure of the affection and respect which are owed them by us all.

Sincerely yours,

Hank (Charles H. W. Foster)

I don't know that that requires any action, but there is no question we all share in that feeling. I also have a communication here from Mr. Arioul Arthur Shepardson of Box 283, North Truro, Mass., it is dated April 6, 1968 and is addressed to the Chairman of the Commission.

I would like to read it to you. (Reads)

Dear Sir:

We are calling to the attention of the National Advisory Commission part of the testimony given by Senator Edward M. Kennedy to a Senate Interior Committee last February as quoted in the February 9, 1968 issue of the Cape Cod Standard Times:

"To date, 22,569 acres of Cape Cod have been acquired or are under contract to be acquired for inclusion in the National Seashore. Of the remaining 22,031 acres, in non-Federal ownership, 8,271 are programmed for acquisition. The remaining 13,760 will be acquired by donation or otherwise."

We called Senator Kennedy's attention to the fact that these figures, presumably furnished by the National Parks Service are erroneous! They make NO mention whatsoever of the 2,160 certificated acres which, according to Congressman Hastings Keith can never be acquired by the government as long as specific requirements are met.

Furthermore, in all press releases of figures of land, already acquired and acres yet to be acquired, made by the Department of the Interior through its National Parks Service NO mention whatsoever has ever been made of acreage that can never be acquired by the government!

This is most disturbing to many home owners within the Park boundaries who hold Certificates of Suspension of Condemnation Proceedings!

What is even more disturbing to us is that the National Parks Service through its directorate, the Department of the Interior seems most reluctant to issue to either Senator Kennedy or Congressman Hastings Keith a revision of its figures on acres already acquired, acres that are yet to be acquired AND ACRES THAT CANNOT EVER BE ACQUIRED because their owners hold such Certificates. And how, and where, the 2,160 certificated acres fit into the grand total of 44,600 acres to be "acquired"!

If, at the date of your next meeting these matters are still not resolved, perhaps the National Advisory Commission can delve into the situation and help clear it up to the satisfaction of one and all!

Yours very truly, S/Arioul Arthur Shepardson

P.S. We want the correct revision of figures to be issued from the Policy Makers in Washington, not through an Executive Officer locally! And, assurance that all further statistics on figures will be correct and list acres that can never be "acquired" by the government! A.A.S.

I don't know whether he is accurate in thinking that there is any acreage which can "never be acquired", because the power of condemnation is suspended only during that time when the so-called "improved property" meets two requirements: when it is a single-family dwelling, and approved town zoning bylaws are in full force and effect. If either one or both factors are eliminated, it could be acquired. I don't know quite how to answer. I saw a similar letter in the "Letters to the Editors" in the Cape Cod Standard Times recently.

MRS. WILES: I had a letter too saying practically the same thing as yours. I think he feels that something is being put over, you know that.

MR. NICKERSON: What grounds does he have for that thinking?

MRS. WILES: One ground is that he had a rather unfortunate experience with one and a half acres outside the boundary. The Park went ahead and tried to take that, and he had quite a time getting it left out, and I think he feels that unless the thing is really opened up something like that could happen.

MR. PERRY: He has sent basically the same correspondence to the Board of Selectmen of the Town of Truro. We have declined to answer.

MR. NICKERSON: If he has a single-family dwelling, which meets the

definition of "improved property" and the town zoning bylaw is in effect, he is protected whether he has a Certificate or not.

(Mrs. Wiles reads letter - unavailable for duplication)

MR. NICKERSON: Was this a condemnation proceeding?

MRS. WILES: I don't know exactly. It was land outside the Park and they were just enlarging the boundary and including it. I think they were just changing the lines.

MR. THOMPSON: Maybe I can explain the situation. Prior to the establishment of the Seashore on May 30, 1966, we were asked to review the boundary to determine where adjustments could be made to eliminate severances because some land owners were objecting that these severances, which were many, were having an effect on the values of land to be acquired. In the proposed readjustment of the boundary 1.1 acres of Mr. Shepardson's land previously outside of the boundary would have been included within the boundary to avoid a severance. When Mr. Shepardson brought to our attention the fact that he would not prefer to have this included, we arranged for it to be left outside the boundary.

MR. NICKERSON: He preferred it that way?

MR. THOMPSON: Yes.

MR. NICKERSON: Most people would want to have it included to get rid of it.

MR. THOMPSON: He thought it was zoned commercial and some improvement could be put on it from which he would benefit, so that 1.1 acres is

still outside the boundary.

MRS. WILES: As I understand it he had quite a hassle to get it left out.

MR. NICKERSON: Be that as it may, he doesn't refer to that in his letter to me.

MRS. WILES: He did in mine though.

MR. NICKERSON: I would like to know what kind of a reply we should make.

MR. MCNEECE: Isn't it possible for the National Park Service to give an answer to these questions? How much land is in private ownership subject to the provisions of the Act etc., etc.?

MR. NICKERSON: Do you have that information?

MR. JOSEPH: I will say that at this mid-point in the land acquisition program that any advice such as this must for a lot of reasons be an approximation, it could be a very reasoned approximation. My experience and personal knowledge of all the dealings that George and his crew have accomplished have demonstrated that this is a very complex subject. Approximations, however well reasoned are seldom acceptable because people like to be specific. It could be shown with a good deal of detail which without further explanation might even cause further questions.

MR. NICKERSON: I don't believe the Park Service knows how much land there is involved in this correspondence with any degree of accuracy.

MR. JOSEPH: This is dead right and the same is true of several

hundred others which will be measured and defined, and someone will then have the exact knowledge, but at this mid-point anyone insisting on a specific figure is asking for the impossible.

MR. NICKERSON: Do you know how much is under certificates?

MR. JOSEPH: We have lists of those under certificates in both categories, "improved" and commercial.

MR. MCNEECE: Can you give the exact acreage under certificates and the number of acres subject to survey?

MR. JOSEPH: I would have to ask Mr. Thompson if that is a feasible category.

MR. MCNEECE: You are right. You will have to approximate until all surveys are made.

MRS. WILES: Who will make those? For instance, these two people I know were deeded land and it was surveyed so they know how much it is because it is recorded in Barnstable. Have they got to go and have it re-surveyed? That is what I am asking.

MR. JOSEPH: Certainly not, where he has complete ownership he applies for a certificate, his information is verified and the certificate is issued.

MRS. WILES: Are there more in Wellfleet than in other towns?

MR. JOSEPH: So many facts are needed. No Certificates of Suspension of Condemnation were issued in Wellfleet until the town adopted zoning bylaws. This late action accounts obviously for a lack of certificates.

MRS. WILES: I know Mrs. Cardinal applied and she hasn't received her Certificate.

MR. JOSEPH: You mentioned that at the last meeting. I think I mentioned we had a back log of applications. Ben Bean is assigned to work on these. Have you come to Cardinal's yet?

MR. THOMPSON: Mrs. Cardinal's property is land certified in the Land Court, and we have to get surveys acceptable to the Land Court. You wait forever to get these back from the Land Court after they have been submitted. If this were not registered property you could get it in two or three weeks time.

MR. CHASE: The Certificate doesn't make any difference to the ownership.

MRS. WILES: They say if you want to get a mortgage it is well to have it.

MR. JOSEPH: It gives the owners in written form what is on record.

MR. NICKERSON: Is it agreeable if I try to write some kind of a letter to Mr. Shepardson and submit it to Mr. Joseph for technical accuracy?

MR. MCNEECE: Someone has to answer that fellow and get him out of the newspapers. He is making it appear that we don't know how much land there is and how it is divided.

MR. NICKERSON: I don't think anyone knows.

MRS. WILES: He thinks it shouldn't be included in land to be acquired.

MR. NICKERSON: I would be glad to write and submit my letter to Mr. Joseph.

It was moved by Mr. Child, seconded by Mr. Chase and unanimously VOTED that Mr. Nickerson should reply to Mr. Shepardson's letter as outlined above.

MR. NICKERSON: It is a tough one. Sort of like, "Have you stopped beating your wife?" You can't say, "No", and you can't say, "Yes!" George (Thompson) is there anything you would like to present at this time? We would be glad to take it up out of the regular order so that you can get back to clean out your desk drawers.

MR. THOMPSON: I have a short report of what has been accomplished in March. We have been working in bringing to a close a number of transactions in the mill a long time, where titles have had to have a correction made before we could get them through. One offer to sell was accepted covering six (6) tracts held in the name of George Chapin, Jr., containing 5.4 acres.

There were seven (7) closings covering 91.65 acres.

The case of the United States v. Woodruff was tried before a jury on March 25 and 26. Testimony by the owners and their principle witness valued the property as of August 1961 at \$300,000. Testimony presented by two contract appraisers for the Government placed the value of the property, as of August 1961, at \$72,000 and \$79,000. The jury's award was \$77,000.

Based on the outcome of the Woodruff case, the attorney for the Chapin family who are the owners of 12 tracts in Camp Wellfleet totaling approximately 475 acres, the United States Attorney advised

that he has received a firm offer of settlement. The United States Attorney has written the Attorney General's office, Washington, requesting that the offer be accepted promptly. The offer, according to the United States Attorney, is considered reasonable; based on previous settlements.

I would like to say a few words about my connection with the Park Service, and particularly with the Advisory Commission. It has been a pleasure to sit in on most of your meetings. Of the 68 you have held to date I have sat in on 65 or 66, including the meeting that was held in Washington in February 1962 when you organized. It has been a pleasure to make some contribution to your meetings and I do want to say I appreciate the kind words expressed by former Chairman Foster, and the other members of the Commission, and believe me I do appreciate it deeply. I have enjoyed your association and working with you.

MR. DIEHL: Be sure that is part of the record.

MR. NICKERSON: I think I speak for all members of the Commission, both present and past, when I say that I think George Thompson's contribution to the public relations, entirely aside from his technical ability, is extraordinary, and I am sure there have been people who were disturbed or in disagreement, but I have yet to hear of a case in which he has failed. I wish I could emulate that in my own relationships.

MR. DIEHL: I think the case they have won in the courts where there is such a difference between the award and the owner's value is outstanding, particularly since the jury's award is \$2,000 less than the value set by the appraiser employed by the government. How many more cases are pending?

MR. THOMPSON: There are six others and they are scheduled for trial the latter part of this month or during May. As I understand it there is negotiation going on now with the attorneys for some of the owners and the United States Attorney, and there is a possibility on the basis of this recent trial, that settlements will be made out of court.

MRS. WILES: I hope these same values stand when Wellfleet sells their land.

MR. THOMPSON: We expect the town will make a donation.

MRS. WILES: Wellfleet has donated enough. I would like to ask how about closing off roads that have been open for years. Can that be done? I thought if a road had been open twenty years you cannot close it off if there is any objection to your doing it. Is that right?

MR. NICKERSON: I think that is the kind of a question that only a lawyer could answer, and he could be wrong; probably too much would depend upon the circumstances.

MRS. WILES: I understand Barnstable County has given up the King's Highway.

MR. NICKERSON: I don't know.

MRS. WILES: You are the one the County Commissioners referred here.

MR. NICKERSON: I was nominated by the County Commissioners as a candidate for the Advisory Commission, but that is my only connection.

MRS. WILES: I was just wondering about closing the King's Highway. That was open long before I was born. I wonder if they are able to do it without a vote of the towns.

MR. NICKERSON: I am not qualified to answer. I don't know whether or not anyone else is.

MRS. WILES: I understand it has been done and this has stopped people getting onto their property. Not that it does any good, because they can't do anything with it.

MR. NICKERSON: Any such person aggrieved would have the right to go to the County Commissioners and seek redress. This would be up to the individual who had a grievance to take the appropriate action.

MRS. WILES: It would be interesting to find out.

MR. MCNEECE: It should be checked.

MR. NICKERSON: Are you referring to the Old King's Highway?

MRS. WILES: I am referring to the road that goes through Camp Wellfleet. This is hearsay because I don't own any land. It has been the basis for giving them less money because they can't get as much as they could because they have no way of getting on to it.

MR. THOMPSON: Maybe I can clear up some points. The Old King's Highway, in connection with this trial, was considered a road that

provided access to the property. The question was, how close would it be to an established road like Route 6. There used to be railroad crossings between the Eastham and Wellfleet town lines and north to the present entrance to the Seashore, but the railroad abandoned those crossings; therefore in order to get to the properties it was necessary to take a longer way around and this had a bearing on the outcome of the case.

MRS. WILES: How long ago was the King's Highway closed?

MR. THOMPSON: It isn't closed; there is no record showing it has been closed.

MRS. WILES: I heard that it was.

MR. NICKERSON: I believe the County Commissioners did take some action regarding the King's Highway but this is not a subject that can be solved here today.

MRS. WILES: I was thinking of these people in regard to their land.

MR. NICKERSON: This is a county road and they should go to the County Commissioners.

MR. MCNEECE: I suggested it be checked in case they had overlooked it and they should take action to appeal it.

MR. NICKERSON: Anything more, Mr. Thompson.

MR. THOMPSON: No, I believe not, and thank you very much.

(Mr. Thompson leaves at 2:15 p.m.)

MR. NICKERSON: Are there any other communications? By the way I think I have been rather inhospitable in not introducing our guest,

Mr. Arthur Goode, who is Congressman Hastings Keith's local representative. Mr. Keith asked him to be here and we are very pleased to have him. I didn't mean to be rude, but I think you met most of the Commission members individually, earlier.

MR. JOSEPH: How many times have you visited in this area?

MR. GOODE: Maybe a dozen.

MR. NICKERSON: Are you sort of a roving representative?

MR. GOODE: That is right.

MR. NICKERSON: Are there any other communications? If not we will have the Progress Report.

Item 4. Progress Report - Cape Cod National Seashore

MR. JOSEPH: As I think most of you would like to know about our recent meeting with the Massachusetts Beach Buggy Association, perhaps Ben (Bean) you could say something about that meeting.

MR. BEAN: We met on March 9 with the Executive Committee and went over the permit conditions. In general they seemed to be satisfactory. They were in agreement to the change in overnight parking and having the vehicles self-contained, so we went ahead and prepared our new oversand permit for use from April 1, 1968 through March 1969. We are already to go now. We did include in our discussion, and I think they went along with it, the possibility we would have the purchase of a Golden Eagle Passport as a condition of these permits. However, the Regional Office suggested it was a little too late to do it this year because it would have to be published in the Federal



[The text in this block is extremely faint and illegible, appearing as a series of horizontal lines across the page.]

Register and approved by the Governor of Massachusetts. They suggested instead of having an entrance fee for oversand vehicles we should consider a user fee. We would have to come up with some figure for this. It might not be \$7. This would be up to our determination. It is not a strict requirement for issuance of the permit, but we will encourage them to purchase a Golden Eagle Passport.

MR. NICKERSON: What if he doesn't want anything, can he still use the sand routes?

MR. BEAN: Yes. We had a good discussion. They are in agreement to the changes we propose to make.

MR. MCNEECE: Do those permits have your regulations printed on the back.

MR. BEAN: Yes they do. I have one for each of you to see. (Distributes permit.)

MR. JOSEPH: Did you mention that each applicant will be given a sketch map?

MR. BEAN: Dick Strange (North District Ranger) has fixed up a pamphlet which includes a sketch of the oversand routes. They will each be given one. (Distributes pamphlet.)

MR. JOSEPH: I will say regarding this pamphlet which has been prepared by Ben Bean and Dick Strange, that I want to compliment them for the imaginative approach, and the extra hours they have put in to prepare ^{my} this material.

MR. CHILD: Did you say you would require them to have the Golden



Eagle Passport?

MR. BEAN: We will not this year. Another year we will consider a user fee instead of an entrance fee. We hope to reduce the number of sand routes. We are asking the Great Beach cottage owners to cooperate wherever possible, pointing out these routes and asking them to use them.

MR. NICKERSON: Are there any other questions of Mr. Bean?

MR. CHILD: What about the beachbuggies that take passengers, the commercial ones, do they have to pay a fee?

MR. BEAN: They are under permit and are required to follow special routes. The District Ranger works with them.

MR. NICKERSON: No trouble with them?

MR. BEAN: Not too much, they comply very well generally. Sometimes they like to change routes.

MR. JOSEPH: I think they realize fully that they are a full-fledged commercial operation under permit, and they want to do it our way.

Progress Report: Today is the last day for Land Acquisition Officer George Thompson, whose retirement becomes effective April 12. As I think most of you have now read, we are scheduling a dinner honoring Mr. Thompson on May 15, details of which will be furnished to the Advisory Commission as well as to other interested citizens of the area in addition to National Park personnel. Since George expects to continue living on Cape Cod we are hopeful that arrangements can be made for returning him to work from time to time as needed, on a

WAE (when actually employed) basis, due to the tremendous background of experience he has. Although I have recommended this we are not in a position to make any commitment at this time.

The Department of the Interior has notified us that the bid of the town of Truro for the operation of the Highland Golf Course is considered satisfactory and that we may negotiate with the town for a concession contract. The Concessions Management Division of the Park Service has been preparing the contract and we expect to receive it very shortly and complete the formalities of signature. In the meantime administrative authority (that means a letter from me to the Town Selectmen) has been given to the town to undertake any necessary maintenance work to prevent deterioration. I should add that what the town wants authority to do is for our mutual benefit and when I hear from them in writing I will respond and give them all the help I can.

With the expectation that additional funds will be available for the proposed beach at South Wellfleet, plans and specifications are being prepared in the Design and Construction office in Philadelphia for an access road and parking area which will be closer to the 500 car capacity originally expected, as contrasted to the reduced capacity of 300 to 350 parking spaces which up until recently it was thought the project might become reduced to in order to comply with fund limitations. The plans and specifications for bidding should be available very soon. And in fact, just in today's mail we have a

note from Mr. DeSilets concerning development of these plans. As I have outlined, as soon as they are ready they will be put out for bid and work undertaken starting this summer.

A progress report from the architect regarding the Provincelands Visitor Center and Amphitheatre is available, but I think I will skip details because you have seen the projects this morning.

A tentative draft of "Purpose and Objectives" for consideration in connection with the Master Plan review has been prepared by me and copies have been mailed to each of the individual members of the Commission. Any comments that the Commission may have regarding the tentative drafts of that Master Plan material and previous Master Plan material furnished to them will be very greatly appreciated. After the material is considered to be in suitable form following your review and my further review, it will be transmitted to the Regional Director for consideration in taking the subsequent steps in undertaking the Master Plan review which as you know is scheduled for this summer. This subject is scheduled as an Agenda item today in the event some further detail should be explored.

Nearly all steps have been completed toward obtaining for the Seashore the surplus Coast Guard lifeboat at Chatham in which several survivors of the PENDLETON were rescued. Final arrangements await the release by the Coast Guard in Washington. Due to our own program and fund limitations and priority of expenditure and need to conserve funds for most essential purposes at this time, the condition of the

craft, and the desirability of the best facilities for the display of the craft than can be arranged at this time, the lifeboat is to be placed in storage in the Maintenance area near the Administrative Headquarters.

While no letter or plan has been received to date confirming the next subject, informal inquiries have been made by Miss Joyce Johnson of Eastham regarding her proposal for conducting an Art School or the equivalent on improved property owned by her mother off Nauset Road in Eastham. Preliminary discussions with Ralph Chase, the Eastham member of the Commission, and my own consideration of the facts presented, would indicate that the proposal is weighted more heavily in the direction of an extension of an existing home occupation as contemplated by the zoning standards rather than a commercial operation. Action of the Planning Board of the town of Eastham would of course be required. The matter is mentioned at this time, following my discussion with Mr. Chase, because it has involved discussion with him, and to insure full consideration should the Advisory Commission assembled have comments relating in any way to the possible commercial aspects of the proposal, as contemplated in the Act of August 7, 1961. Perhaps Mr. Chase would have more comment on that at an appropriate time.

A complete recitation of all of the activities undertaken by each of the operating Divisions in the Seashore would be extremely lengthy at this time, however it should be stated that the plans are going

forward in every respect as usual for the employment of seasonal Rangers, Fire Control Aids, Tellers, Interpretive personnel, Maintenance crews and Lifeguards as has been customary, with the exception that we will defer the assignment of Lifeguards and the opening of some of the sanitation facilities until the latter part of June rather than the normal middle of June. We do anticipate more or less a normal operating season will require a full complement of seasonal employees throughout the summer. It could well be that there would be a substantial increase of visitation over last year which will of course require the above types of seasonal personnel in order to achieve full operation in accordance with standards and the visitor program that has become customary. The amount of money available for operations in the 1969 fiscal year which begins July 1, 1968 and from which these seasonal people would be paid after that date, will of course be contingent upon Congressional action on the Interior Department appropriation bill.

Visitation during March 1968 was counted as 79,682 people, an increase of 14% over March 1967, the total of which was 69,681. The visitation at the Salt Pond Visitor Center in Eastham in March was 2,942, somewhat less than a year ago.

Dune stabilization grass planting under day labor construction started on April 8 and is expected to continue for approximately six weeks. A contract is being arranged for fertilization by helicopter of beach grass plantings.

The Job Corps, designated incidentally as Wellfleet Civilian Conservation Center, as a unit of the Seashore has participated in many work projects. Open House and other activities are scheduled at the Center next week for the information of the public. Chief Ranger Bean and staff will present information regarding pesticides as requested by the Commission at the last meeting, and Mr. Brownell of the Massachusetts Department of Natural Resources has stated that he will gladly present the viewpoint of his Department on insect pest control also.

Item 5. Insect Pest Control

MR. BEAN: We have this as a result of a suggestion from the previous meeting where there was some indication that the Cape Cod Mosquito Control people had been placing something on the ice this winter to control mosquitoes. This material we learned was granular D.D.T., applied at the rate of 1/2 lb. per acre on marshy areas having no possible outflow into ponds, streams, or lakes. Park Naturalist Taylor found a crew performing this work near the Salt Pond Visitor Center one time during the winter and questioned their authority to be doing so.

This matter of mosquito control and the Cape Cod Mosquito Control Project was discussed as early as the fourth meeting of the Commission. The project was established by legislation in 1929 and comes under the supervision of the State Reclamation Board.

We checked with Mr. Lewis Wells of the State Pesticide Board, Department of Public Health, as to what rights the Mosquito Control Project had for entering onto private lands. He stated that they may enter onto private lands. If the owner refuses then he is obliged to abate the mosquito problem himself if it comes to the point of maintaining a public nuisance. Mr. Wells has sent us copies of the various Acts covering mosquito control work. He also mentioned that the use of D.D.T. in this manner is acceptable to the State Pesticide Board. The Mosquito Control people have to clear with the Pesticide Board on the various applications.

The Act authorizing conveyance of the Provincelands and Pilgrim Spring State Park to Cape Cod National Seashore included a specific provision for the continued maintenance of mosquito and greenhead fly control activities by the Cape Cod Mosquito Control Project or its successors in Truro and Provincetown.

MRS. WILES: Isn't D.D.T. an accumulative poison. I should think there would be lots of other things that are being killed.

MR. BEAN: Yes. We have evidence of it here from a pesticide analysis made on three quahogs in 1965 by the Department of Public Health found to contain varying amounts of Malathion, Heptachlor, Heptachlor Epoxide, and D.D.T. The total of Heptachlor and Heptachlor Epoxide from each quahog ranged from .09 to .15 parts per million. 20 parts per million of these and some other pesticides in shellfish is considered an "alert" level and when 25 ppm is reached it is recommended

the areas be closed for health reasons until the levels are receding.

MR. NICKERSON: Did they indicate how old those quahogs were?

MR. BEAN: No.

MR. CHASE: Where had they been taken from and what had been the history of spraying and dusting there? How many years have they been exposed to it?

MR. BEAN: Nauset Marsh. We have a sketchy history of spraying that has been done there since the Seashore was authorized.

MRS. WILES: I clip out from the newspaper various things, and I clipped out one that Udall said - he said it was getting to be quite a problem because of accumulative poison of seafood. At that time he seemed quite concerned about it.

MR. MCNEECE: What brought this question to a head, the fact that they are treating one area in the Seashore?

MR. BEAN: Yes. They were doing one little pond called Buttonbush, near the Visitor Center. It was observed by our people and later Mrs. Wiles brought it up at the Advisory Commission meeting.

MR. JOSEPH: Is it not true that on land owned by the Department of the Interior D.D.T. may not be used?

MR. BEAN: Yes. D.D.T. is specifically prohibited by the direction of the Secretary of the Interior.

MR. JOSEPH: This doesn't make him or his representative very popular, but it should be emphasized it is not to be used on lands owned by the

Federal Government.

MRS. WILES: The Mosquito Control Project has made so many ditches that birds don't nest there any more. The Audubon Society was against having them spray for the greenhead fly because they felt it was harmful to other things, but I think Wellfleet said they had greatly reduced the fiddler crab population.

MR. BEAN: The fiddler crab is extremely sensitive to any of these poisons.

MR. JOSEPH: I would like to say here, in response to Mrs. Wiles' comment that all of these factors have a tremendous importance in the whole scheme of the food chain. The total environment should be considered.

MR. NICKERSON: You didn't say anything about gypsy moths or brown-tails. Were those included in your survey?

MR. BEAN: We have sprayed for them with SEVIN, also for tent caterpillars.

MRS. WILES: We used to get rid of the tent caterpillars by wiping the nests out with creosote. I do know that the indiscriminate use of D.D.T. is very bad. People have picked up dead birds after the spraying.

MR. NICKERSON: Is there anything the Commission can do?

MR. BROWNELL: Our program is probably a little different. We do have a Bureau of Insect Pest Control headed by a trained entomologist, Charles B. Hood. We do most of our work on our own land - particularly

with mosquitoes it is just on our own land. A selective spraying program in picnic and camping areas is carried on using SEVIN and MALATHION, depending on the number of mosquitoes and how bothersome or bad they are in camping and picnic areas. SEVIN is used particularly on mosquitoes. When we sprayed in the last big spraying for gypsy moth on the Cape I was information and public relations man. We were careful how we sprayed and what we sprayed. We found spraying in the morning that SEVEN had broken down by 4 p.m. This is the problem, that it breaks down so fast, particularly with the gypsy moth. You are limited to a one week period in the Spring, if you miss because of bad wealther you have lost all the effect.

MR. BEAN: Mosquitoes come in different forms and shapes: "salt marsh", "spring brood"; "flood water"; "Culex"; "non-biting"; and "day" and "night".

MRS. WILES: "Day" and "night".

MR. BEAN: There are day and night biting mosquitoes.

MRS. WILES: They have something now called OFF, is that dangerous? For people to use?

MR. BROWNELL: No. It doesn't kill, just keeps them away. They would never be allowed to sell it if it was dangerous.

MR. JOSEPH: I know we used it abundantly in Florida with no ill effect.

MR. NICKERSON: They are digging ditches in the middle of the Florida Keys and putting fish in. Two or three feet lets the water move and

the mosquitoes don't like those kind of areas.

MR. BEAN: In talking with Mr. Wells he said that the Mosquito Control Project had to clear with the State Pesticide Board regarding all spraying activities.

MR. BROWNELL: Any large approach has to be approved by that Board.

MR. BEAN: Have they kept a record over the years so that you know what the build-up is?

MR. BROWNELL: Yes. When we got ready to spray Barnstable County we went before the Board and asked for permission to spray with D.D.T., and they told us we would use SEVIN. All the people who spray, moth superintendents or private individuals; have to be licensed by the State Pesticide Board.

MR. BEAN: Any programs we have for using certain pesticides have to be approved by the Federal Committee on Pest Control.

MR. JOSEPH: Would it be appropriate for the Commission to consider suggesting in due time we endeavor to work out a cooperative agreement with the Cape Cod Mosquito Control in some detail, doing our best to cover all contingencies, and have it reviewed by the Commission? It might help water level control, and the total environment, if it could be based on what we want to have at the Cape.

MR. NICKERSON: Shouldn't that include the State agency, the Massachusetts Department of Natural Resources? I think that is an excellent suggestion: to undertake to establish close relationship

with the Mosquito Control Commission and the State Department of Natural Resources regarding problems of insect pest control.

MR. DIEHL: I so move. The motion was seconded by Mr. Chase and unanimously VOTED.

MR. JOSEPH: Along the same line, if I may be permitted to bring up something that is emphasized by our visit at Provincetown and our comments about the total environment, I thought it might be appropriate to restate and bring out one or two parallel points in connection with our program about reaching the public about conservation measures and to do it in connection with the sign you saw at the Visitor Center-: "PARKSCAPE U.S.A." - to strip from it all the formalities of language which are so easily justified. I would like to call your attention to an article in the July 1966 NATIONAL GEOGRAPHIC in which it states that the principle behind the program is 1. To expand the National Park System by 1972 to meet the needs of this generation, 2. to develop cooperative programs to improve outdoor recreation opportunities and to seek new approaches for better management and park preservation, 3. to improve National Park lands in urban areas where more and more of us live, 4. to take the Parks and their conservation message to the people, using printed words, television, radio and ranger talks to the schools, 5. to extend advice and aid to park systems of other lands. This covers some of the suggestions we have talked about here at some length, and in this case I have quoted from the article

written by our Director, George B. Hartzog, Jr.

MR. NICKERSON: Would it be possible to obtain a copy of the article for each of the Commission members?

MR. JOSEPH: I will do my best. If I might be permitted one other interruption - so much has been going on lately - I had a phone call this morning regarding a transaction that is obviously necessary in carrying on the land work now that George (Thompson) has gone, and in order to complete transactions underway, including court cases, we do expect a man, a very competent man, Maurice A. Timmermann from the Washington Planning and Service Center. He will be working primarily for Ben Bean in carrying forward and completing properly the technical details of all lands transactions. I thought you would be interested in this development.

Item 6. Master Plan Revision, Cape Cod National Seashore

MR. NICKERSON: I believe you said you sent copies of this tentative draft of the Purpose and Objectives section of the Master Plan Studies to all Commission members.

MR. JOSEPH: Yes, as you all recall there are some thirteen steps involved in accomplishing this Master Plan revision, the first six of which would be prepared by the Field, that is us, and that based upon an up to date review of the Master Plan this will involve re-doing the general map as shown on the wall here and a new format which will be more readily readable. This is our opportunity to bring our thinking up to date in terms of the basic master plan

which in turn will control each of the projects that come to mind with you and to your attention. The material you have received covers essentially all of the first six steps involved in providing the narrative section. In preparing this I have had in mind the many things that have been expressed as important in connection with the operation, management, preservation and use of the Seashore. I have emphasized to a degree, I am not sure you will agree in detail, but I would like your comments as to your general reaction, the preservation requirement, not only in the Act of August 7, 1961 but as we are directed to do in the 1916 Act. I have pinned it down as closely as I can. I have not attempted to define recreation in terms of whether recreation would consist of driving by in an automobile or going to the public beach. I have kept it as brief as possible and attempted to bring it back to the basic law and the obvious need for preservation under the law. I would appreciate your review of this material. You may want to take it home and look it over.

MR. NICKERSON: In the material which you have supplied dated April 8 under the item MANAGEMENT CATEGORY you say "Recreational area, subject to Secretary Udall's policy letter of November 3, 1965, pertaining to Cape Cod National Seashore...", Have you a copy of that letter? The problem stems from the definition of recreation areas which includes the following statement: "Scenic, historic, scientific, scarce, or disappearing resources within recreational areas shall be managed compatible with the primary recreational mission of the area." Whether

this letter really countermands that I am in some doubt. I appreciate the difficulties in preparing a statement of this nature. The Superintendent of the Cape Cod National Seashore is under obligation to follow the programs of his superiors and their official statements, but still I am concerned that we are put into a management category which specifically states that if the scenic, historic, scientific, scarce or disappearing resources have to be destroyed they get destroyed, in spite of the letter to Congressman Keith, which I don't consider as an official statement of policy. You refer in your material to a "policy letter of Secretary Udall"; isn't there some way we could be a little more sure we are not going to make everything subservient to recreation, as defined in that category? The reason we are in a recreation area category is that the Secretary of the Interior has specified that National Seashores shall automatically be put into this category.

MR. JOSEPH: National Seashores are included in this category because of natural history and recreation. A sub-comment to your question might be how many classifications you want, if you want more the number would have to be increased beyond three, and this number was arrived at for better administration. In the National Park Service documents which control us are based on the clear cut legislation for this area, and I don't know of a single document or management procedure that fails to mention that the Superintendent shall be bound by the legislative history.

MR. DIEHL: What is this? Has this been printed in the Federal Register?

MR. JOSEPH: The Federal Register derives from an Act in 1935. At that time many Government agencies were making new regulations. The Act provides that before an agency could enforce a rule on the public which had the effect of law, it must first be published in the Federal Register, which was devised as a daily publication in which proposed laws were merely put down so that the whole of the citizenry would know what said laws were. For example, the administrative policies for recreational areas, of which I wish I had a printed copy today, but it is still coming off the presses, makes it mandatory on all Superintendents to follow legislative dictates. Certainly at some point a Superintendent, and an Advisory Commission use judgment, in fact we use it abundantly, or we wouldn't exist, so a good share of the mandates we follow are dependent upon the judgment expressed on the development of the many points including the Master Plan. The legislative history covers satisfactorily even though the area continues to remain in a recreation category.

MR. NICKERSON: There has never been any question that the legislation governs. The only question is that the legislation saying what it does, what is the meaning of the words in the Director's 1964 statement when he says positively that these areas shall be managed "compatible with the primary recreational mission of the area."

MR. JOSEPH: It may well be that you will force redoing the handbook.

MR. DIEHL: We have spent so many hours on this. I am sure the law prevails. The intent of the law was as we expressed it in our letter to the Secretary.

MR. NICKERSON: This 1964 directive is further supported by a public document issued by the Director who refers to Secretary Udall's directive of July 10, 1964 as destined to rank with Secretary Lane's letter of May 13, 1918 and not Director Hartzog's letter regarding recreation areas.

MR. JOSEPH: I do know this, that the Commission or any other body functioning in a like capacity, may express this in terms according to their own judgment. Should the Commission wish to suggest another classification or sub-classification, you are entirely privileged to do so.

MR. NICKERSON: We did that but the suggestion was rejected.

MR. JOSEPH: I would want it clear-cut that it was coming from the Commission.

MR. DIEHL: We have discussed this many times before.

MR. MCNEECE: Then it will really come down to a question of the judgment of the Commission, whether in five or ten years they will want to go a little bit for more recreation.

MR. NICKERSON: I would like to say I am very glad to see the letter of the law included in this statement of purpose because it is pretty obvious from that what the legislation calls for and you don't have to go back to a copy of the original statement to find out.

MR. JOSEPH: Having that in mind I tried to do the very best I could.

MR. NICKERSON: I thought you did an excellent job of presenting this in precise form. Is there any further discussion on the Master Plan material so far?

MRS. WILES: It seems we could keep reiterating that we want this put into another category. After this Commission goes they will say it is a recreation area and they will put in everything. If you had it put in that they couldn't this would protect the area.

MR. DIEHL: You can't bind future generations.

MRS. WILES: I don't know, but I am skeptical.

MR. CHASE: We may seem to be pretty old fashioned to them in fifty years.

MR. JOSEPH: I want to say that the work of this Commission has been so far extremely commendable.

MR. NICKERSON: Mr. Brownell, do you have any comment on this?

MR. BROWNELL: We are faced with this same situation with some of the development of our areas, and are going to be faced with it in Mount Graylock in the Berkshires where you have two factors, one opposed to anything we are proposing; one-half want it left in its natural state and one-half want it developed as a ski resort. We are going to develop a ski area, but we are faced with the same situation.

MR. NICKERSON: What we might do would be suggest including a copy of our letter or portions of that letter in the body of this thing, leaving

out the personal reference.

MR. JOSEPH: This I am glad to hear. This is not a polished document.

MR. NICKERSON: Subject to the policy statement of Secretary Udall in the course of which he says that the application of the policy statement outlining the general responsibility of the National Park Service in administering any specific area would of necessity be governed by legislation establishing that area, as well as any special circumstances.

MR. JOSEPH: I think that is an excellent suggestion. I may say this is pretty grinding work, to be objective and yet avoid so much detail no one has time to read it. It is preliminary data, there is much more ground work to be done throughout the summer. I would like to feel that within the next thirty days, before our next meeting, I can have any comments, specific or general to tone down or tune up. I will be most happy to have your suggestions.

MRS. WILES: Between sickness and the change in Selectmen they haven't been able to see this in Wellfleet.

MR. JOSEPH: This is a very important point. I think the members of the Commission can be of incomparable assistance in carrying this back to the officials of the parent organization and asking for their review because we do wish to coordinate. The help of the Commission in having the town selectmen, planning board, lands committee, appeal board, or any others have a chance to review this ahead of time is lots better than going through a series of meetings with six different towns.

MR. CHILD: I doubt if our Selectmen ever look at this material.

MR. JOSEPH: Unless there is some close cross-pollination it becomes incumbent upon me to go to the towns, and I run out of time.

MR. NICKERSON: I receive two copies of the Minutes and I keep one and send one to the County Commissioners.

MR. CHILD: My second copy goes to Commissioner Schulenberg and he certainly makes comments on it when I see him. He knows what is going on.

MR. JOSEPH: Mrs. Baldwin spends a good share of her time, not only in recording but in preparation of this material. The Minutes are an invaluable record and I can assure you that they are widely read in our Regional and Washington office.

MR. NICKERSON: I just read through this material one time. I would hate to have the job of determining Park capacities.

MR. JOSEPH: I think that is one of our most important buckling-down jobs.

MR. MCNEECE: If this material becomes public, the reference to the public camping areas may create a stir. We all realize some day there is obviously a good chance it may come and there should be areas contemplated for when that day comes. Too bad you have to put it in writing.

MR. JOSEPH: This is the eternal dilemma of many policy makers and we are right up against it. If you would like me to delete the reference I would be glad to do so.

MR. CHILD: As I recall you mention somewhere that the state parks have as large an area as the whole Seashore. Is that true?

MR. JOSEPH: Myles Standish has 14,000 acres.

MR. NICKERSON: Then you have Nickerson State Park and Shawme.

MR. JOSEPH: Art, (Brownell) for the purposes of making it clear, has the Commonwealth full jurisdiction over those 14,000 acres?

MR. BROWNELL: Yes, whereas this is not so in the Seashore.

MR. CHILD: You still have many possible arrangements where you can enlarge?

MR. BROWNELL: Yes, as far as Myles Standish is concerned.

MR. NICKERSON: There are also various other activities that are there. Brewster is probably at optimum use.

MR. BROWNELL: Unless we acquire future holdings. At present it is almost at its maximum. There is a possibility in one area of adding twenty to thirty sites. Shawme could possibly provide another one hundred sites. Originally the Shawme State Forest was one of the largest. At Myles Standish around the ponds the land is leased out to private individuals for cottages. These permits will be revoked in the future. There are four hundred campsites there with the possibility of unnumbered to be developed.

MR. NICKERSON: I have had the thought in my mind for many years that Myles Standish could be developed with a major camping area somewhat like Nickerson State Park which might be the solution to the demand for maximum camping facilities at the summer season peak. The Seashore

can provide a very limited number of campsites here, otherwise the values the Seashore is to preserve will ultimately be destroyed.

MR. JOSEPH: We hope that the private existing campgrounds within the Seashore and some adjacent will serve as an adequate facility now, and we don't anticipate spending any money to acquire those now in operation.

MR. NICKERSON: If you were to provide all that would be compatible within the terrain, say a maximum of 1,000 squeezed in without damage, it still wouldn't be enough to anywhere/^{near}meet the ultimate demand.

MR. GOODE: From information provided by the Cape Cod Chamber of Commerce there still wouldn't be sufficient accommodations to meet the present demand.

MR. NICKERSON: This is true from the 4th of July to the first week in August, then only on weekends. Am I right in thinking that the average stay at Brewster is three days?

MR. BROWNELL: 40% are there for three days. They are limited to fourteen days during July and August, in June or after Labor Day they can stay longer if there are vacancies.

MR. CHILD: Still on a first-come first-served basis? No reservations?

MR. BROWNELL: That is true.

(Mr. Brownell then showed the Commission members a diagram of a new camping facility planned at Cohasset as well as plans for Myles Standish, Nickerson etc.)

To the east of Boston near Hopkinton we are working on a two million development for day use, camping use; also areas in Acton, Littleton

and Westford. We are talking about and building legislation for a ten million dollar development. Also the Bill to transfer Scusset Beach to the Department of Natural Resources is being heard next week. We don't consider at the present time that Myles Standish and Nickerson are examples of good planning. I think you will see that the Shawme area site development when you visit it is very good compared to what we have at Nickerson. Some of our new areas are going to be a lot larger, we are developing a new area in Wells State Park at Sturbridge where each site has its own sewage facility, water and electric hook-up.

MR. CHILD: How much does the individual user pay in these newer areas?

MR. BROWNELL: They all pay the same \$1.50 per night for a camper or a trailer. We now have no more tents for rent, when the present supply wore out we did not purchase new tents. You will see when you visit that the picnic and camping areas as planned and developed by the CCC in the 1930's are a whole lot different than the ideas we are utilizing today.

MR. NICKERSON: This brings us right up to the next Agenda item:

Item 7. Agenda Items and Date for Next Meeting

We have been discussing an all day trip visiting Nickerson State Park in Brewster, Shawme State Forest and Myles Standish State Forest, to see what facilities there are in those areas so that we will have a better idea of possible coordination of State Parks and Seashore.

MR. JOSEPH: On the specific subject, perhaps it might be better to defer a profound discussion of camping until after the next meeting.

Art (Brownell) says that he can be our host on May 10. We have arranged to be able to provide a bus and could leave Nickerson State Park at 10 a.m., possibly include Shawnee en route to Myles Standish State Forest where we could eat our picnic lunch. We could then hold a short meeting if you wish, then tour the area leaving in time to include Scusset Beach enroute to Brewster where we would hope to arrive at approximately 4:30 p.m.

MR. BROWNELL: These plans are in accordance with our discussion about the day and I think Mr. Yasi will be able to be with us on the 10th whereas he was unable to fit May 3 into his schedule, we will also plan to have John King, Chief of the Bureau of Recreation and Charles Orsi, Regional Forest and Park Supervisor with us for the day and we will meet the Superintendent of Nickerson State Park Robert Hooper when we are there and also Richard O'Brien the Superintendent at Myles Standish State Forest when we visit there. In this way we will be able to provide information for you while you are visiting the Forests and Parks and also provide you with answers to questions en route.

MR. JOSEPH: It was very nice of you to arrange all of these details for us. It is extremely important that we in our turn see what is happening in the neighborhood. It has been the custom in connection with press relations to have a press conference after each Commission meeting. On other trips of this type certain of the news representatives have asked if they could go along too. We will have plenty of

seats, if there is no objection from Mr. Brownell or the Commission, perhaps we could take them along. (No objections were expressed.) Mr. Goode knows about these arrangements and perhaps he can fit it into his schedule also. I would like to say at this point that the book with the black covers entitled Massachusetts Outdoor Recreation Plan 1966 which has been distributed to you today has been provided through the courtesy of Art Brownell, and I think he would be the first to point out regarding the date that it should be read with two years intervening experience in mind.

MR. BROWNELL: Basically it is our guide; it is the first regular plan by the Commonwealth and although it does say 1966 it came out in 1967. We find this very useful and necessary in connection with our involvement with the Bureau of Outdoor Recreation and their Land and Water Conservation Fund. I know what Stan (Joseph) is going through because I have been writing up new guidelines and principles for updating this plan. This was done for us by consultants, but we will be taking on this job ourselves for the next edition.

MR. JOSEPH: You might confirm that this document forms the base to qualify for the Commonwealth's share of the Land and Water Conservation Fund.

MR. BROWNELL: To be eligible we have to present a total recreation plan, and this is it.

Item 8. New Business

No new business appearing the meeting adjourned at 4:30 p.m.

Forwarded to	<i>Mr. McNeer</i>
.....from Cape Cod Nat' Seashore	
for	<i>Info.</i>
By: <i>Supt. Joseph</i>	Date: <i>7/9</i>

(For Administrative Use Only)

M I N U T E S

Seventieth Meeting

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

AT

Headquarters, Cape Cod National Seashore

June 14, 1968

FILE

Item 1. Adoption of Agenda

It was moved by Mr. Child, seconded by Mr. McNeece and favorably voted to adopt the Agenda as printed.

Item 2. Approval of Minutes of Previous Meetings

MR. NICKERSON: What is your pleasure regarding the Minutes of Meeting No. 68 which was held on April 12, 1968?

MR. DIEHL: I move these Minutes be approved as written. The motion was seconded by Mr. McNeece and favorably voted.

MR. NICKERSON: We had no formal agenda for our sixty-ninth meeting which as you know consisted of visits to Nickerson State Park, Shawnee State Forest and Myles Standish State Forest on May 10, 1968. I drew up some notes covering what we learned on our field trip that day and I would like to read them to you and see if you have any comments.

Charles Orsi. Department of Natural Resources.

Nickerson State Park: 1776 acres. (410 campsites.)

"Campers" 4.29 avg. party Open April 15 - Oct. 15
(14 day limit in July & Aug)

<u>% Stays</u>	<u>Days</u>	
18%	1	"Very little" day use.
21%	2	15/20 mid wk. 40+ Sundays.
11%	3	Chges: \$2. for campsite.
50% stays	3 or less	\$1. day for day use.
		1 toilet bldg per 20+ campsites.
8%	4	
6%	5	

<u>% Stays</u>	<u>Days</u>
6%	6
6%	7
<u>26%</u>	
76%	1 wk or less
3%+	8-9
3%+	10
2%+	11
1-1/2%+	12
1-1/2%+	13
6%+	14+

Myles Standish Forest: (60% trailers).

<u>% Stays</u>	<u>Days</u>
27%	1
28%	2
<u>55%</u>	2 or less
12%	3
<u>67%</u>	3 or less
3%	1 wk
3%	2 wk+

14,000 A, of which more than one-half has burned in last 5 years.

(7 ponds in Myles Standish.)

Orsi: "500 campsites are maximum for administrative purposes in one area of camp sites."

R. Nickerson Park at Brewster	1176 A	410 campsites
Shawme Crowell at Sandwich	1200 A	235 capsites (plus 7000+ A 645 on south side Rte. 6 leased to U.S.)
Myles Standish at Plymouth	14000- A 16976 A	242 campsites (plus group 887 company areas, e.g. Boy Scouts)

(National Seashore has 26M+ acres of upland (minus private holdings.)



AGENDA

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Seventieth Meeting

June 14, 1968

<u>Item</u>	<u>Subject</u>
1.	Adoption of Agenda
2.	Approval of Minutes of Previous Meetings
3.	Communications Received by the Commission
4.	Progress Report - Cape Cod National Seashore
5.	Commercial Operations
6.	Master Plan Revision, Cape Cod National Seashore
7.	Agenda Items and Date for Next Meeting
8.	New Business

The seventieth meeting of the Cape Cod National Seashore Advisory Commission was held on June 14, 1968 at the Administration Building in the Marconi Station Area, South Wellfleet, Massachusetts following a morning field trip which included a visit to nature trails in the area of the Beech Forest in the Province Lands area. The following members were present at the meeting:

MEMBERS

Joshua A. Nickerson, Chairman
Leo E. Diehl, Vice Chairman
Robert A. McNeece, Secretary
John W. Carleton
Ralph A. Chase
Josiah H. Child
Nathan Malchman
Gaston Norgeot
Esther Wiles

Recommended by

Barnstable County
Secretary of the Interior
Town of Chatham
Town of Truro
Town of Eastham
Commonwealth of Massachusetts
Town of Provincetown
Town of Orleans
Town of Wellfleet

OTHERS

National Park Service, U. S. Department of the Interior

Stanley C. Joseph, Superintendent, Cape Cod National Seashore
Lyndell Baldwin, Secretary " " " "

Absent Commission member: Robert L. Yasi, (Commonwealth of
Massachusetts)

The meeting was called to order at 1:55 p.m. by Chairman Nickerson.

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(National Seashore has 26M+ acres of upland (minus private holdings.)

My point in bringing this up is to emphasize the land area in the Seashore and the land area already held by the Commonwealth nearby, the purposes of which are the same as in the Seashore, so far as recreation and conservation use are concerned.

MR. CHILD: At Nickerson 60% of the campers are from out of state. I think that was interesting.

Item 3. Communications Received by the Commission

MR. NICKERSON: I have had several communications since the last meeting. One was a letter from Mr. Arioul A. Shepardson of North Truro, to which I have made no reply. One from Mrs. Chellise Cardinal with which she enclosed a letter addressed to Congressman Keith with copies to others in which she is very critical of the procedures and results in the case of a land value trial before the Federal Department of Justice in Boston. I will read her letter to me. It is dated May 21, 1968 and reads as follows:

Dear Mr. Nickerson:

Enclosed is a letter that I have written to Rep. Keith, Senators Brook and Kennedy.

I know that the Advisory Board can do nothing about this situation in regard to the condemned land at Camp Wellfleet. However, I do think you should know that the land owners are not being treated fairly. I think the enclosed letter will give you quite an insight as to what the National Park is doing.

Sincerely,

Chellise R. Cardinal

I will read my letter to Mrs. Cardinal in reply to the above. It is dated May 25, 1968 and reads as follows:

Dear Mrs. Cardinal:

Thank you for your letter of May 21st with which you enclosed a copy of your letter to Representative Keith and Senators Brooke and Kennedy.

I am glad that you realize that the Cape Cod National Seashore Advisory Commission has no power in this situation. As Chairman, however, I shall be glad to report on your letter at its next meeting.

In theory our system of trying civil cases by jury, while it does result in some decisions which seem to many of us to be wrong, it is, nevertheless, our soundest protection against arbitrary decisions by those in power.

Sincerely yours,

In order for you to have the complete picture I should probably read to you Mrs. Cardinal's letter to Congressman Keith; it is not dated and reads as follows:

Dear Mr. Keith:

As you must know that at the present time the Cape Cod National Park Government lawyers are trying land cases involving 1800 acres of condemned land at Camp Wellfleet.

A friend and I both had land trials coming up and she had to be in the Federal Court in Boston, April 29th. Mine was to be tried later on in the week.

When the land was taken by the Park we were all notified of condemnation and the amount deposited in the Court was approximately \$300.00 an acre, as of 1961. Even at that time land values were \$1,000.00 an acre or more. Because of the low valuation most all the large land owners are going to trial.

As I sat in the Court room that Monday morning with my friend I felt that here justice would prevail, how wrong I was!!!! Before a half hour had passed I realized here was a very biased Judge. Most of the morning he spent yawning, he acted and was bored with the whole proceedings. When one of the important witnesses for the defense was on the stand, the Judge appeared to go to sleep and awoke when his head fell over on to his shoulder. I realized later that this was "affect" for the benefit of the Jury. The Judge was a disgrace to a Court of Justice.

The trial lasted two and one-half days. Witnesses told me that the Judge did not improve the other day and a half of the trial that I did not attend, and was most biased through it all.

The Government lawyer tried to prove that there was no access to the land, thus it had little value. The defense proved by Wellfleet Town records that there were two Town roads going to the land, voted by the people in 1827 and 1873. The defense appraised the land at \$1,500.00 an acre. The government appraised it at \$500.00 an acre. The Jury was out about a half hour and came back with \$336.00 an acre. Thus ended a trial in the Boston Federal Court, a disgrace!!!!

My own case with the same lawyer was due to go to trial the next day. My lawyer felt it was hopeless and felt defeated before it started as we were to have the same Judge and our witnesses were the same as my friends.

The Jury all came from around Boston and as far away as Worcester. What do they know of land values on Cape Cod? They were not even brought to the Cape to see the land in question. Furthermore, they are not told that the government has kept all this land away from the land owners since 1943.

We decided that it was best to settle it outside of Court. The government lawyer offered \$360.00 an acre, although two weeks ago we tried to settle out of Court and he said \$500.00 at that time. We felt we should get \$700.00 an acre, plus the interest. The government lawyer had us over a barrel and he knew it.

If the land owners had been offered a fair price in the beginning there would have been no need for trials.

I sold 22 acres of back land to the Park in 1967 and they paid \$2,000. an acre with no argument. My land in Camp Wellfleet is lovely land, far better than the 22 acres I sold to the Park. I have 92 acres in Camp Wellfleet and the government offers me \$360.00 an acre. Does this make sense?

I think it is about time, as our representative, that you looked into this problem and did something about it.

The Park was created to conserve the Cape. Where is the conservation? You know and I know it is recreation, and the Cape is fast being ruined and now all the beautiful land at Camp Wellfleet, which I feel has been stolen from us, will soon be used for recreation.

Do you wonder that I, and many others are bitter. I realize more and more how the Indians must have felt as the white men took their land.

Sincerely yours,

Chellise R. Cardinal
(Mrs. L. E.)

MRS. WILES: I feel that she felt a great injustice has been done because it was even brought out at our meetings that any land, no matter how poor, was worth \$1300 an acre. Interior land less desirable got \$650 an acre. This does make bad public relations through no fault of this Commission or Mr. Joseph, but probably as she said the people who sat in on the case knew nothing about it and the Judge couldn't care less, and it seems to me it is time somebody sent a copy of this letter to the Judge. I took a piece out of last night's paper, probably you saw it, where in a land damage suit in Barnstable about 350' of shore front went for \$105,000. I know what you are going to say: this is beach front

property and this is land up here, but this is beautiful land where her land was and certainly worth more than . . .

MR. NICKERSON: We are not concerned with what the feeling is. It was tried before a jury and she had the option of waiving a jury trial. I understand how it can happen, you get the short end of the stick on a jury trial usually.

MRS. WILES: I think usually - isn't a jury brought down to look at land? How can they judge anything if they are not brought down to see it, and as she says they were from Worcester, what do they know about land down here?

MR. CHASE: I think the attorney from either side can have a jury view the land. I don't think you are ever going to get a lot of money from a Federal Court jury.

MR. NICKERSON: She had the option of settling out of court or having a jury trial. I don't think it is such that the attention of this Commission can be concerned. The case went to trial and was settled by a jury.

MRS. WILES: She knew you couldn't do anything about it but she wanted us to be aware of what is going on in the name of Justice.

MR. NICKERSON: We are aware.

MR. CHASE: What was the date of the actual taking?

MR. NICKERSON: 1961.

MR. CHASE: That made a little difference in the valuation. It had to be appraised as of 1961, seven years ago.

MR. CHILD: I think we are wasting our time.

MR. NICKERSON: Mr. Shepardson is still demanding that the Advisory Commission insist that the Park Service rephrase their statements to Senator Kennedy with respect to the acreage of land which is under Suspension of Condemnation Certificates. I would be willing to read this letter to you if you want to hear it, it is just the same old stuff you have been hearing before. I replied to his earlier letter and invited him to come and see me if he wanted to discuss it. I just wanted you to know he is still knicking away.

MR. CARLETON: I move we pass over that.

The motion was seconded by Mr. Child and favorably voted.

MR. NICKERSON: I thought Mr. Hummel's letter to Senator Kennedy was very fair and expressed the facts. It isn't a case of a Certificate, but whether it is occupied as a single family dwelling. You may not have a Certificate until you ask for it, if you have a single family dwelling in the Seashore. Are there any other communications? If not we will move to

Item 4. Progress Report - Cape Cod National Seashore

MR. JOSEPH: The Progress Report for June 14 has been prepared on a current basis covering the past two months since no formal session was held during the field trip of May 10. Significant items from the previous report are included in this summary.

Preparations have been under way for a normal summer operation - life guards will be on duty Saturday, June 22 at the five protected beaches in the Seashore after having attended the Surf Rescue School on June 19 and 20. The interpretive program of walks and talks will commence on June 29 and run through September 2.

Fee collections at the protected beaches will be made from June 29 through Labor Day. The same rates will be in effect as last year, namely daily \$1 per car entrance permits or the Golden Eagle Passports costing \$7 which entitle a car and all passengers to enter the protected beaches as often as desired throughout the year both at Cape Cod and at any other Federal area where entrance fees are charged.

The necessary maintenance and operation functions relative to grounds, beach facilities, rest room clean-up, roads, trails, pathways, maintenance of utility systems etc., is continuing at normal levels. In this work the program of the Job Corps is coordinated with the maintenance activities on unusual jobs such as the installation of the observation platform and access stairway at the Marconi radio site; burying of concrete abutments and asphaltic debris in the vicinity of the range road to help restore natural conditions; improvements to the nature trail and walkways in the Beech Forest, which was the site of the field trip today. The Park Engineer who

also lays out the work program for the Job Corps coordinates the various maintenance activities with the proposed construction projects some of which are now nearing the final stages of contract award as follows:

1. The South Wellfleet Beach bids were opened on May 9; two bids were received and the low one submitted by the M. F. Roach Company in the amount of \$257,052. has been considered acceptable. It is over \$200,000 and requires special approval from Washington. Announcement will be made from Washington when the final decision is made and no publicity will emanate from this office pending that announcement.

2. On June 13 bids were opened for the planting at the Province Land Visitor Center area. Four bids were received, and the apparent low bidder was Transit Seeding, Inc., of Mansfield, Massachusetts whose bid was \$18,811.

3. Snail Road Parking Area bids are scheduled to open June 19.

4. Two comfort stations, one each at Nauset Light Beach, near Hemenway Landing are scheduled also to be opened on June 19.

5. There will be a supply contract to the extent of approximately \$9,000 for supplies that will be used for a project to put some of the over-head electric wires in this area, including those between this area and the range road and to the pumphouse underground,

and eventually the removal of most of the overhead lines in the former Camp Wellfleet area which now are at the point of needing rebuilding. It will improve the area adjacent to the former range road, and make it more suitable for the walking purposes contemplated as plans develop.

The Construction Project Supervisor reports that the Province Lands Visitor Center under construction by Earl W. Wall (contract \$196,430) is approximately 68% complete. Work underway includes installation of plumbing, heating, electrical and metal furring. The contract termination date is October 11.

The Amphitheatre at Province Lands under contract by Earl W. Wall (contract \$51,480) is approximately 64% complete. Work under way includes finish carpentry. The following tabulation gives a comparison of travel the last three years:

1968: January through May 173,000+

1967: January through May 161,000+

1966: January through May 110,000+

As mentioned previously the staffing for the expected summer visitation and operation is normal for maintenance as well as for the ranger and interpretive activities. These programs are based upon funds available this fiscal year through June 30, and the expectation of a normal level of operation during the summer period from July 1 through Labor Day, which as you know is a part of the 1969

fiscal year, which is under consideration now in the Congress.

Final determination of the 1969 fiscal year operating programs beginning July 1 will be considered when the size of the expected appropriations indicates either a normal operation or some other alternative, up or down. I will keep you informed as we get information.

As of May 10 the progress report included an item that construction funds for dune stabilization on the Province Lands for which \$9,825 was available was brought to a conclusion during April with the planting of additional beach grass. Additional dune stabilization projects are expected to be provided within the limited sums anticipated in future fiscal year appropriations for such work. In that connection I had a letter from Mr. Child, you may want to say more about it later, regarding intrusion of sand in the Pilgrim Lake area.

The sand routes in the North District are in good shape. The revised beach sticker and permit system has been placed in effect. Formal regulations embodying the conditions in those permits are being reviewed. Occupants of structures in the Great Beach area on the outer beach in Truro and Provincetown have been notified of the plan for traffic control throughout the dune area and we have been informed of three or four favorable letters from those people.

The 5th Annual Spring Pilgrimage was held on May 31, June 1 and 2, with the active participation of Cape Cod Museum of Natural History, Massachusetts Audubon Society and Cape Cod National Seashore. The evening programs were presented in the auditorium of the Visitor Center with attendance totaling about 475. An interesting footnote to the visitation figures is that the one millionth visitor to the Salt Pond Visitor Center since the Center opened in July 1965 arrived on June 12.

Exhibit and marker location for new interpretive features have been plotted with markers to be installed before July 1 at Skiff Hill Shelter, Coast Guard Beach, and Salt Pond Trail, all in Eastham; Marconi Platform in Wellfleet; Pilgrim Spring Trail and Small's Swamp Train in Truro and the Race Point area in Provincetown.

Knowing of your interest in the general activities of the staff, there has been, or will be, a considerable amount of training and meetings with other groups in preparation for both seasonal and long-range activity; these involve such items as meeting with the Chief of Police of Provincetown regarding plans for maintaining order and selecting assembly points should they become necessary; American Red Cross Safety Service Committee meeting; Barnstable County Police Training, by some of the Rangers; attendance at the Cape Cod Conservation Council at Hyannis; attendance at Governor Volpe's Conference

on "Environment 1968", and the environmental study area program, about which we have been advised previously to some extent during the course of the field trip; the meeting and field trip to Great Island by the Scientific Committee; Water and Solid Waste Disposal discussions at the County level, at which our Park Engineer has been invited to participate. Seashore fire equipment or assistance was involved on five occasions during May with Ranger or Fire Control Aides participating.

Getting back to the many problems and justifications, our program data, that is showing what we want to do, for fiscal year 1969, will be prepared to show the normal operating requirements, also the increases we feel necessary to meet heavier usage, as well as to provide operating funds for new facilities that are added through the construction program as outlined already in this report, such as the new beach at South Wellfleet and the Visitor Center at Provincetown, as two notable examples. We also anticipate listing over-ceiling items if the budget limitations do not permit inclusion of all needed items in our programs to provide visitor services at these points of contact and use.

Now the next subject is planning, and I think I will read it and also the next one before you get to the Master Plan data if it is all right with you and I think it is appropriate. The subject of

Master Plan data is scheduled as an agenda item. In reviewing this material we have attempted to perfect it, even though it is still in tentative draft form. Therefore we are furnishing you today with revised pages No. 1, 2, 2a, 2b, (and an appendix) to be added to the material furnished you as of April 8, 1968, (in place of pages 1 and 2 of the April 8 draft.) Any comments received from the Advisory Commission regarding this material will be most welcome.

In connection with the reference on Page 2a in the new material now before you, reference made to Secretary Udall's letter of November 3, 1965, (in order to provide a ready reference), this letter is on record in the Minutes of the Advisory Commission for November 19, 1965, Page 22a. In addition an excerpt containing the first four paragraphs of the letter, indicating what appears to be the policy determination of the letter, is attached to the "Purposes and Objectives" now furnished as of April 8, as an appendix.

On a much broader subject, we have received informal word from our Regional Office that there is a good prospect of Cape Cod receiving planning assistance through the Department of Housing and Urban Development under the new Urban Planning and Research and Development Program. In recommending that the demonstration projects be

established for communities near or adjacent to Gettysburg National Military Park, Cape Cod National Seashore and Indiana Dunes National Lakeshore, the Regional Office noted that Cape Cod National Seashore is adjacent to and comprised of the towns of Provincetown, Truro, Wellfleet, Eastham, Orleans and Chatham in Barnstable County, Massachusetts. The Seashore was the first area of the National Park System to be authorized after World War II, and is a landmark in Service operation, as it became the first area for which land had to be acquired from private owners rather than carved from the public domain.

Acquiring large portions of some of the six towns and the accelerated increase in visitation to this Region has produced great and complex problems. If the Cape is to retain its character which is a reason for the establishment of the Seashore, it becomes obvious that regional planning is urgently needed. Town planning, under way by several of the towns, is admirable but inadequate on a regional basis.

Because of the physical nature of Cape Cod, developments by the towns and Barnstable County have a direct relationship to the welfare of the National Seashore. It is essential that the National Park Service work with these communities in a program for regional development, such as proposed, for the mutual benefit of the Seashore, the communities, and the visitor.

I would add that it is my feeling that the following information is also pertinent. While it is generally desirable to distribute special projects such as the Urban Planning Research and Development Demonstration Projects by the Department of Housing and Urban Development throughout the National Park System, Mr. Garrison's office and I concur that there is a case for the location of the three proposed adjacent to Gettysburg National Military Park, Cape Cod National Seashore and Indiana Dunes National Lakeshore as follows:

1. Nearly 50 percent of the population of the United States resides within the Northeast Region.
2. Since World War II, the trend of the Congress has been to authorize parks for the eastern population creating new problems in park development and administration.
3. The three areas nominated, including Cape Cod, struggle with problems that can only be solved, we believe, through regional planning.

My comments for the record are that the overall approach to planning should include the Commonwealth, agencies and other towns beyond the six which comprise the National Seashore. A logical sponsor of an enlarged program could well be the Barnstable County Planning and Development Commission. The mutual interests of the seashore and the Barnstable County Planning and Development Commission in overall planning on a regional basis were emphasized in a Panel discussion at the Cape Cod Conservation Conference at Hyannis on May 25. At that time Mr. E. Fletcher Davis, Executive Director

of the Commission and I were on one of the Panels at the Conservation Conference, and our mutual interests in regional planning were reconfirmed. Certainly the Commonwealth of Massachusetts in all probability through Arthur Brownell, who has been representing the Governor and the Commonwealth through the Department of Natural Resources, should participate actively in such a project if approved. When further information is available I will inform the Advisory Commission since it obviously affects many of the matters on which the Advisory Commission and the Seashore personnel have been working and for which we are responsible under the law, and conceivably it could affect some of the specific Master Plan studies themselves.

Now the next portion of the Progress Report concerns commercial operations. Suppose I save that for the Agenda. I will conclude on the other items. Regarding Lands, following George Thompson's retirement on April 12 we have been successful in obtaining his reappointment as a reemployed annuitant, not to exceed one year - until April 1969, on a part-time basis. Mr. Thompson's invaluable accumulation of experience over the past several years will be very helpful in closing pending transactions and working on individual projects regarding which his background will be especially helpful.

Any matters relating to the acquisition of lands have been and

are within the jurisdiction of and are the responsibility of the Office of Land and Water Rights at the Washington Planning and Service Center. In handling innumerable inquiries that are directed to the Superintendent or others in the National Seashore, Chief Ranger Bean has been designated as the Seashore official to coordinate the replies to such inquiries, which in the nature of things are quite voluminous in number and complex in character.

During the month of April a rough check of Mr. Bean's working time indicated that 82% of it was spent handling land matters, this at a time when we had no more land money, and no land staff.

Subsequent to my letter of April 15 to the Selectmen concerning a note and sketches furnished on April 10, on April 23 Chief Ranger Bean and I discussed with two of the Wellfleet Selectmen at the Wellfleet Town Hall, and with Mrs. Wiles who was present at the meeting, the matter of the proposed land exchange with the Town of Wellfleet. We anticipate hearing further from the Selectmen and Mrs. Wiles suggested, and I have concurred, that we meet on Monday at 3:30 p.m. at the Town Hall, which we will do.

Without attempting to furnish a complete summary of everything that might be considered lands, which is largely due to limitations upon the time of myself and Mr. Bean, I think it is timely and appropriate to point out to the Commission that within the past week or

two, letters have been sent to several persons whose option-contracts to convey their property cannot be accepted by the United States due to certain title defects. These persons have been advised that we are nearing the monetary ceiling for the Cape Cod project and that in view of the length of time some of the transactions have been pending, they are being offered the opportunity to cancel their option-contract with the United States without prejudice. These letters have been sent by the Office of Land and Water Rights directly to the persons concerned in accordance with the correspondence procedure mentioned above, with copies to this office of course so that we may be kept informed.

The Truro Golf Course is in operation by the Town of Truro, the contract having been satisfactory to the Town and the United States, and it appears they are doing a good job.

Copies of the Administrative Policies which we have ordered for the Commission have not arrived; they are on the way and we will distribute them when received. I have a copy should anyone wish to use it.

The Coast Guard has advised us that they are prepared to release to us the PENDLETON rescue craft.

At the Indiana Dunes National Lakeshore there is also an Advisory Commission. I don't know the make-up of it myself, but I understand

from Mr. Garrison they are quite aware of the fine contributions of the Cape Cod National Seashore Advisory Commission, and they are thinking of flying over in the Fall and asking for a joint meeting with you folks.

I mentioned the Scientific Committee briefly; perhaps you will have more to say about that later, Joe (Child).

That about completes my progress report, except for the commercial operations.

MR. NICKERSON: There are some points you would like to have our comments on undoubtedly. What would you like to have us talk about first?

MR. JOSEPH: I would like to get your reaction to the regional planning approach. The material you have already received from me emphasizes that, or at least I intended to show its emphasis and cooperation through working with Art Brownell. We now have this idea of a possibility, it is not assured, but the possibility of a grant which would pay for the planning, I understand 100%, on a broader scale. I understand further that should the demonstration project be concurred in and approved, once it is given the OK in principle, then the local - I presume Boston - Housing and Urban Development official would have to be approached as to the approach and financing.

MR. NORGEOT: What involvement would the National Seashore have?

MR. JOSEPH: We are involved only because we are a part of an area which is obviously receiving tremendous visitation in which there are manifestations of complex activities such as conservation, recreation, private living and business operations.

MR. NICKERSON: What would purpose be in planning?

MR. JOSEPH: I can't tell you but . . .

MR. NICKERSON: How much authority do they have?

MR. JOSEPH: I don't know.

MR. MCNEECE: What is this demonstration project?

MR. JOSEPH: Let me give you my opinion; I don't think you will see any particular project stemming from the demonstration project, but I do think you would see a new means to try coordinated planning.

MR. NORGEOT: Does the Seashore send a delegate to the Cape Cod Planning and Economic Development Commission?

MR. JOSEPH: We haven't sent a delegate yet, but we have had the pleasure of meeting with Mr. Davis, and he has been invited to be present and participate and take part as he can, asking questions, etc., and to consider and understand our Master Plan which is essential to determining the whole Cape Cod planning.

MR. NORGEOT: They have had HUD or similar agency participation in doing their Master Plan at Cape Cod.

MR. NICKERSON: It may be the same thing.

MRS. WILES: I wonder in this regional planning - it is for the Cape Cod National Seashore, isn't it?

MR. NICKERSON: They would be a part and . . .

MRS. WILES: When you come to consider Wellfleet, Provincetown, Truro, and Eastham have been the towns which have contributed the land to this Cape Cod National Seashore, to really be fair, they should have had more representation on this Board. They should have at least two representatives to all of the other towns, and they haven't. I imagine it would be just the same on regional planning, that the towns involved would get the short end of it. That is one reason we voted for home rule; this is not home rule. Anything we might say will not amount to a hill of beans. It doesn't now and it won't if we go for this thing, and unless we could get representation where our voice would be listened to I would say "No". And as for Robert Weaver who is heading this up, I have an article here - it is called The Unelected, it is a thumb-nail sketch of people in government. I haven't read this one on him so I am not really prepared to pick out the things that are really of great interest to you, but maybe I could touch on a few of these.

(Mrs. Wiles read extensively, until interrupted by Mr. Norgeot.)

MR. NORGEOT: Mr. Chairman, I would like to ask how much longer this article is.

MR. NICKERSON: Since we are not concerned here with the personal background of any Cabinet Member, I think we could dispense with further reading of the article.

MRS. WILES: I think since we are being asked to vote for these things we should look into the background of the people who run them.

MR NICKERSON: We are concerned with the soundness of the program and should confine our consideration of the subject to the soundness of the programs and not the personality of the individual selected to administer it. The question it seems to me here, is to find out whether we as members of this Commission feel the National Seashore should involve itself in such a program. I am sorry Art Brownell is not here today because he is very much involved in this thing at the State level. If I remember correctly he told me recently they are in the process of acquiring land in the Cohasset area; and they have acquired land in Taunton, all part of the overall approach to provide an out of door experience for people living in urban and suburban areas including not just Boston but places like Worcester and others, and as far as the Federal government is concerned not just Massachusetts; and I am just wondering if, forgetting for the moment what our opinion might be of any incumbent in office, whether you think it is a good idea in principal or bad, and take steps leading in that direction.

MR. MCNEECE: I am certainly one of the early advocates of good planning so I think I need make no apologies for what I have to say, but I have seen so much planning and so many studies made, and haven't you?

MR. NICKERSON: Definitely, without question.

MR. MCNEECE: I thought maybe now we were going to see something develop out of all this money that is being spent. To be against planning, certainly for anyone in political life, is like being against Motherhood; yet I wonder, I wonder, if what we are getting out of this is of concrete value. Chatham has had its own planning done with the aid of Federal funds, but as yet I know of no great contribution that has been made to the Town by any agency that has been studying. I would be curious to know if there is duplication anywhere along the line.

MR. NICKERSON: The real thing I am concerned with here as a member of this Commission is that here we have a Federal agency with acres of land deeded for public use - we also have State land deeded for public use nearby - we also have a considerable amount of Town land - I don't know if we have County lands, I doubt it - which are deeded for public use. It seems to me that somebody ought to take a look at public lands as a whole, so that you will avoid duplication of their function insofar as it is practical, in the Federal, State and Town owned land. They ought to coordinate. We have State

owned lands which lend themselves ideally to camping and we have the National Park which is relatively good wooded cover but is highly fragile and does not lend itself to large camping areas, so that the two should be coordinated and not duplicated.

MR. DIEHL: Do these studies just concern themselves with land use? What have they come up with in Barnstable, and so far what has been implemented?

MR. MCNEECE: They didn't complete our plan in time for action at the last town meeting. We will have public hearings beginning right after Labor Day and continuing right up to town meeting time, taking up various phases of what is proposed, giving people an opportunity to understand the proposition that he makes, and his basis for making it, and to decide whether or not they will accept his recommendations for zoning, acquisition for conservation and this sort of thing. We haven't had time yet to act on these plans.

MR. NORGEOT: We had a proposal to establish marinas in Orleans - marine resort areas. People living nearby objected violently and made these objections known to a point where the Planning Board won't recommend.

MR. NICKERSON: This is a proposal for a change in land use. I was thinking in terms of land already . . .

MR. DIEHL: I can see - seems as if they would say we are coming here to aid you in health, fire, etc., because of burdens brought

on by the Park Service - this I can see, to relieve fire and health burdens, but to tell us we can use more marinas, beaches, etc., this is a case of dollars, and we haven't the dollars.

MR. MCNEECE: This is substantially what I had in mind. Let's see some concrete contribution to help solve the problems. We know we have them - let's have some help.

MRS. WILES: They say for every 1\$ you get from the Federal Government it costs you \$1.06.

MR. ^{Norge}MCNEECE: I think to do something constructive in this area that the Seashore should have a representative at the Cape Cod Planning and Economic Development Commission in an official capacity; you could consider them as another township on the Cape. We should all be headed in the same direction.

MR. NICKERSON: I see this problem of use of public lands as something which is broader than just Barnstable County. With our proximity to Boston and other cities our problem is not isolated, but is one intermingled with problems they have, with the utilization of Myles Standish, Scusset Beach, etc.

MR. DIEHL: Haven't we a study in Harwich of marshlands and dune stabilization areas? I am wondering when we are going to have a two-way highway from Yarmouth (is it) to Orleans?

MR. JOSEPH: I believe that highway system is well documented in "Cape Cod 1980". Whether it is the best report or not, it is the

only one I have seen. If you would like further comments with regard to your questions I would be glad to offer them at the right time.

MR. DIEHL: Do I understand this is just for planning?

MR. JOSEPH: To the best of my knowledge. Can I say something in respect to the highway problem which you have brought up? I get comments from various sources. I am concerned about the highway travel from safety angles, and also as to the number of people it brings to the Seashore and environs. Having been in the thick of it and working directly with Commissioner Ribbs I feel it would be a grave mistake to just put that highway in without a large amount of study as to what you are going to do with the traffic it brings. We have to decide on terminal points and access and the capabilities of handling the influx of visitors. Four lanes will simply add to your problems instead of solving them.

MR. DIEHL: The present highway was not built for the use it is getting. People are getting hurt and killed as a result.

MR. JOSEPH: I would concur with Gaston's (Norgeot) suggestion that we be represented on this Planning Commission, no matter what happens. My own opinion is that whether it is our National Seashore's study you have in front of you to give us assistance, or questions on plans or possibility of HUD assistance, there is going to be no lessening of standards for the preservation of Cape Cod

National Seashore. If you will take the next order of business and decide whether you like the material I have prepared, after you have read it and digested it, you will see it is directed to preservation. I think just to take one specific thing alone, the the traffic pattern alone is regional - and I believe the others have equal effect.

MR. DIEHL: Isn't the regional planning board in Barnstable County doing that now, and aren't Federal funds involved?

MR. JOSEPH: Leo (Diehl), you say it, but where is it being done?

MR. NORGEOT: I understand a grant has been approved for study.

MR. MCNEECE: It is my understanding another grant has been recently received by the Cape Cod Planning and Economic Development Commission for Cape Cod study. They have two studies that have been done already and two have been approved. I am concerned. This is a third one and somewhere along the line . . .

MR. CHASE: It seems to me when anybody wants to put anything on they put a big study group to work, taking a year or two to make a study.

MR. NORGEOT: The thing we found with the master planners is that they go to the people operating the town and ask questions and then go and write their answers down. We know all about this, very little original comes from it.

MR. NICKERSON: It seems to me there should be correlation between

the use of land of the Cape Cod National Seashore and the land of the Commonwealth adjoining. It seems to me that there should be such cooperation, but how to go about achieving it.

MR. MCNEECE: Yes.

MR. NICKERSON: If this is the consensus why wouldn't it be smart to have, with the agreement of this Commission, a meeting, invite Art Brownell to bring with him one or two people to our next meeting and ask a representative from the Cape Cod Planning and Economic Development Commission and discuss this thing from the point of view of the over all situation before we commit ourselves, before recommending definite relationship.

MR. MCNEECE: Just what are they talking about?

MR. JOSEPH: I would be glad to get further information, and if they are addressing themselves to the same task . . .

MR. NORGEOT: Who gave you this information?

MR. JOSEPH: It came from our Regional Office in Philadelphia. Our Regional Director is aware of the need for advising integrated planning by the Federal and political subdivisions. If you will go back over the record, the Regional Office functions in the whole Northeast. They picked three areas which would benefit. Only one of these is Cape Cod. Fletcher Davis already has one plan going, you can use one or the other, you shouldn't have any duplication. The County is making its own attempts to coordinate, they have gone through their own agencies and have been successful to a degree.

Whether the two should be merged is a question. In the meantime I think the suggestion of a joint meeting is a good one.

MR. NICKERSON: What are they proposing to demonstrate?

MR. JOSEPH: I think it is planning. I don't know.

MR. NORGEOT: Should we invite Steve Weekes?

MR. JOSEPH: Perhaps it would be proper.

MR. CHASE: How about Alan Jones?

MR. JOSEPH: Yes.

MR. NICKERSON: We are not sure what HUD is proposing. We do know some planning has been done at local and State levels; we know the Master Plan of the Seashore is in the formative stages for revision; it might be appropriate for representatives of these various agencies to sit around a table and have a think-tank on the subject, without committing themselves to any formal arrangement.

MR. JOSEPH: This is good; this is what the whole thing . . .

MR. NICKERSON: Should it be the official function of the Seashore or other agencies? They cooperate I know, but everyone is jealous of his own prerogatives; we happen to be an agency with no authority.

MR. JOSEPH: The information I have given you is given to you as an Advisory Commission who represent the towns. We are now achieving this. From that point on, should the thing be approved in principle, the local people will have to be approached. The Advisory Commission as town representatives should outline the program; I think that is

where control comes from a local source.

MR. DIEHL: Can you tell me whether funds are available to extend the road to the Eastham circle?

MR. JOSEPH: I can't tell you specifically because that is information outside of my bailiwick. I think the state is earmarking funds but I can't tell you for what year. They are dependent on funds from the Bureau of Public Roads.

MR. NICKERSON: The next project is to go from Willow Street to the Harwich line, maybe in 1969. I don't think there are any funds beyond that, but the land taking has been made all the way to the circle.

MR. JOSEPH: I know from the circle north, the Department of Public Works has had certain plans because the Eastham and Orleans Planning Boards invited me to attend a meeting with Commissioner Ribbs. I was also criticized for appearing at the meeting on the basis that I was to save Cape Cod and not build any more roads. If this is a good way to preserve by not appearing, this is a new departure. Consequently I have tried to work with Fletcher Davis, the Department of Public Works and Department of Natural Resources as to how these affect their proposal, but the need for attention in detail to what the towns are or will plan is important and we haven't even come to corresponding with them ourselves. The Provincetown plan is a good example.

MR. NICKERSON: How would you feel about inviting Art Brownell to bring whatever personnel he wishes, invite Cape Cod Planning and Economic Development Commission personnel, and that you invite whoever in the Regional Office would have the general task of coordination of various agencies involved in planning. I am leaving the towns out because I think it would make it too complicated for starting.

MRS. WILES: How about Jones and Weekes? I think they should be invited; after all they are our representatives.

MR. CHASE: Who did Gaston (Norgeot) have in mind?

MR. NORGEOT: Purely informative. I will leave it up to the Chairman.

MR. NICKERSON: With ten we can discuss this quite informally. With twenty-five or thirty it becomes much more difficult. These are the agencies already involved in planning.

MR. CHILD: The towns are involved.

MR. NICKERSON: It seems that for an initial discussion we could limit this to a small number, the State, the Seashore and the County. In that way we could have a better discussion. I don't expect anything to be achieved at this meeting except to stimulate thinking.

MR. MALCHMAN: We are merely trying to get our bearings.

MR. NICKERSON: If we find there is sharp criticism and we want coordination then we can invite the other agencies or they could

pick up the ball and the County planning agency and Park Service representatives and the Town could come to a more general meeting.

MR. CHILD: That sounds reasonable.

MRS. WILES: Did you say this was under the Office of Economic Opportunity?

MR. JOSEPH: They would be the source of funds.

MRS. WILES: Isn't that in the Thomas Committee?

MR. JOSEPH: It is a separate part of government.

MRS. WILES: I think we have to be mighty careful what we go for.

MR. CHILD: What agency does the town and county get their funds from?

MR. JOSEPH: I think partial grants for Master Planning from HUD. Truro just got one; how did you get that, Jack (Carleton)? What Provincetown did three years ago was to get the money which resulted in Atwood's presentation that was made here. The minutia involved between the towns and the Seashore is so apparent, based on these various overlaying or overlapping things I think it is worthwhile to spend more money to achieve that coordination. I think when all other agencies go to HUD and tell them what they want them to do that this is the nature of the operation as I understand it. It means we have to have a good idea as to where we are headed.

MR. NICKERSON: Even if we signed up on a completely regional basis on the part of these agencies without having HUD involved, that discussion itself would be desirable.

MR. DIEHL: What would the cost be if the Barnstable County Regional Master Plan went into effect, dollar-wise?

MR. NICKERSON: I don't know.

MR NORGEOT: Millions and millions.

MR. NICKERSON: I think I would like to see a basic policy established regarding campsites. I would like to see all campsites in the State Parks or in such private campgrounds that presently exist. That the State with land, and the nature of land should provide low cost sleeping accommodations. These people are not campers in the way we think of camping. If we did nothing else but reach a conclusion that the State Parks in this portion of the Commonwealth would assume the responsibility for campsites and the Seashore should be responsible for providing the major beaches in the lower Cape, this arrangement might be a very obvious step.

MRS. WILES: What about the State coming in and acquiring land and providing these campsites with proceeds from the Golden Eagle?

MR. DIEHL: Why are you so opposed to campsites in the Seashore?

MR. NICKERSON: Because it will be disastrous to the terrain.

MR. DIEHL: You are not opposed to them outside of the Seashore.

MR. NICKERSON: I am not opposed to them provided they are run in a sanitary manner and in a place where there is adequate screening cover so that they present no objectionable aesthetic qualities and are not overcrowded. At the Bourne Bridge they have plenty of room,

but all the campers are crowded on the edge of the canal. The State has done a good job in planning; furthermore the cost of land for these is so high that no private operator could afford to do it.

MR. DIEHL: I would rather have them State owned than privately owned because they are going to jam them into the privately owned campgrounds.

MR. NICKERSON: They have the right to continue. My concept is that the National Seashore, looking ahead in the years to come, there is going to be such a heavy load of traffic the number of people that have to be accommodated in the National Seashore is going to be so great, that we cannot preserve the Seashore values unless we prevent those people from doing things that destroy those values. Prevent them from camping. My quarrel with the beach buggies is not that they should not do it, but that if it is allowed to continue it will destroy the values they come to enjoy. If you put them back in Nickerson, Shawnee and Standish you will give them the privilege of staying three nights cheaply, which is what they want.

MR. DIEHL: They will destroy the land there.

MR. NICKERSON: You won't destroy that terrain.

MR. DIEHL: You mean to say that in all this area we don't have any suitable place?

MR. JOSEPH: Relatively few, a very few. Taking into consideration all the things that are to be served it would be so . . .

MR. NICKERSON: You might put in a few hundred or two thousand in the National Seashore, but this would be just a small quantity in relation to the thousands who want to spend a night cheaply, and putting them in would tend to destroy the values for people who are not camping.

MR. DIEHL: Has a study of future campsites been done?

MR. NICKERSON: Yes. It was done in "Cape Cod 1980".

MR. MCNEECE: How long will such a recommendation sheet or chart be accurate?

MR. DIEHL: Just before it is dry.

MR. JOSEPH: All of these big things, even to planning or design of a new airplane are determined to be obsolete before they are off the drawing board. If you don't do anything else except get the present study in the hands of so-called action agencies . . .

MRS. WILES: Can't you get wings for cars?

MR. JOSEPH: I predict that a very vital part of any of the new studies will be the use of transportation methods; we have camp-grounds highly destructive to land values - also the problem of how much we blacktop into parking areas. They have come about because of the automobile. Now is the time to think of and study eventual alternative methods.

MR. DIEHL: The Boston Globe can't distribute the evening paper because the traffic is so heavy. They have put in heliports to make it possible to deliver the evening paper to their distributors. The number one problem on the Cape is . . .

MRS. WILES: We are talking about planning. I was disappointed to see how many trees have been cut off at Myles Standish. I would think they would plant shade trees along that road. If they don't want evergreens I should think they would plant some shade trees.

MR. MCNEECE: I move your suggestion be followed.

MR. NICKERSON: To ask Mr. Joseph to arrange to invite representatives from Mr. Brownell's office and whoever he wants to bring, the Cape Cod Planning and Economic Development Commission, the Regional Office and someone from HUD.

MR. NORGEOT: Is any action necessary implementing the suggestion that the National Park be represented at Cape Cod Planning and Economic Development Commission?

MR. NICKERSON: I don't think so. We could discuss this with the County Commissioners and get their feeling.

MR. JOSEPH: We are all trying to get what is good for Cape Cod.

MR. NICKERSON: It is equally important what the people think we are trying to do. Generally speaking, it is not important what the facts are, but what people think the facts are.

MRS. WILES: I would like to know one thing. In his report he says there is an opportunity to cancel the contracts. I thought you said

there was money set aside for these.

MR. MCNEECE: I move that the Chairman's suggestion regarding various planning agencies to attend our next meeting be accepted. The Motion was seconded by Mr. Carleton, and favorably voted.

MR. JOSEPH: In my report I read from a letter - the key thinking is regarding specific contracts which cannot be accepted due to certain title deficiencies that they may be canceled if desired. Other properties will be closed.

MRS. WILES: What about taxes, will they go back on?

MR. NICKERSON: Where there is a question regarding title, rendering acceptance by the Federal Government impossible, the owner is being given the option to let it stand where it is in limbo, or withdraw for commitment at a certain price without prejudice to future commitment of price. You can withdraw your \$300 contract and take a chance on getting \$600 when you get the title perfected. If your title is acceptable you would have to go through on the \$300 basis.

MR. JOSEPH: When the owner signs an option-contract he guarantees to furnish a good title.

MRS. WILES: If you built on that piece of land then they couldn't condemn.

MR. NICKERSON: They could condemn but they would have to pay you for your improvements.

MR. JOSEPH: I would like to suggest that in connection with the master planning rather than ask for comments on the material in front of you today, unless someone has specific comments, they be presented at the next meeting. Sometime soon I will be faced with guiding the Master Plan Team.

MR. NICKERSON: I will make one comment. It seems to me what you have done here is very objective. You have subordinated the administrative category as much as you possibly could.

MR. JOSEPH: I gave appropriate prominence to the specific terms of the legislation, which I am supposed to do.

MR. NICKERSON: I think it is best to discuss this at our next meeting. In the meantime I hope you will . . .

MRS. WILES: We can't discuss it at our next meeting, we will have all these people here, and there are lots of things which I think should be discussed page by page.

MR. NICKERSON: What is your pleasure?

MR. DIEHL: We need time to study this material.

MR. CHILD: I have several questions. My understanding is that the \$200,000+ for Wellfleet beach only includes roads and parking area. Will the rest of the beach facility be in another contract?

MR. JOSEPH: Yes, when funds are available.

MR. CHILD: Regarding the area where the Snail Road Parking Area will be located; is that about a quarter of a mile from Snail Road?

MR. JOSEPH: Yes, that is right. At first it was to be right smack at Snail Road; everybody thought that was the wrong place.

MR. CHILD: I was wondering when the planting will be done at Provincetown Visitor Center, this Fall?

MR. JOSEPH: I can't tell you, but we will have the Horticulturalist look at this to determine when is the best time to put in the planting.

MR. CHILD: What are you charging beach buggies for permits?

MR. JOSEPH: No charge per se for beach buggies. If he uses the parking area he pays the fee, but if he uses the sand routes there is no charge.

MR. NORGEOT: Commercial too?

MR. JOSEPH: They pay.

MR. CHILD: Now any beach buggy can go in without paying.

MR. JOSEPH: That is right and maybe this will be permitted for another year.

MR. MALCHMAN: Possibly this item has been covered, but on that Snail Road Parking Lot so called, has any consideration been given to pedestrian traffic to Snail Road, or are they going to be walking on a high-speed highway?

MR. JOSEPH: They will have to get up on an informal trail unless I can get money. If anyone expects that parking on Highway 6 will be stopped due to construction of this new parking area I think it

is too much of an expectation. There was parking on the highway with the indulgence of the State, Town and Rangers . . .

MR. MALCHMAN: It has become a little hazardous. It is the tendency of people to stop to let kids race up and down the dunes - coming down as fast as they can with momentum to the edge of the road. It behooves you to slow down because of the hazards.

MR. JOSEPH: This is a situation where someone is going to get killed. You have two choices, one is building a road so you can't stop, or building sufficient parking spaces to take care of them. This isn't done by talking about it. It is done by taking a good hard look. This is what this planning is all about.

MR. CHASE: In Eastham you mentioned the Salt Pond Trail. Is that a new trail?

MR. JOSEPH: Yes, with a couple of board walks around the soft spots, it goes around the pond, a new, very nice trail.

MR. MCNEECE: When is the Roach job going to start?

MR. JOSEPH: I can't tell because we can't announce the award of the contract.

MR. MCNEECE: Might it start in June?

MR. JOSEPH: Today is June 14th. Let's say it is announced in a week and the contractor makes arrangements to come in to discuss and arrange his schedule . . .

MR. MCNEECE: Not in time for use this Summer.

MR. JOSEPH: I don't see a chance for it this year.

MR. MCNEECE: Travel figures show an increase of 50% in two years.

MR. NICKERSON: You have to bear in mind that in 1966 . . .

MR. MCNEECE: If they are taken at the same point there is an increase of 50%. It is highly indicative.

MR. JOSEPH: Yes. This is what to me gives a lot of impetus to the direction we face and we should plan to be prepared to meet it.

MR. NICKERSON: Do you want to go on to the commercial thing now? This is the situation where the law requires that you seek the advice of the Commission?

MR. JOSEPH: That is correct. There are nine altogether. Do you want to go back over them one by one? I would suggest at the outset that like all other actions, you might not want to make up your mind the first time it is brought to you for attention.

1. Application from Russ Gallagher of the Beachcomber Club, Wellfleet. Up to this time he has not had a suspension of Condemnation Certificate for Commercial or Industrial Property. Evidently the matter of his operation was discussed informally with representatives of the National Park Service in prior years, but it appears that since the proposed zoning bylaws of the Town were still pending, no formal action was taken regarding the Beachcomber Club. Some of us drove by there today. He has gradually fixed up the interior and has a snack bar and a liquor license. The adjoining parking lot,

to the best of my knowledge and belief, between his building, the former Cahoon's Hollow Coast Guard Station and the water, is town owned.

MR. NICKERSON: He has no Certificate?

MRS. WILES: I suppose there is no justifiable grounds, but I think he should put in his own parking.

MR. JOSEPH: I would like to have the advice and suggestions from the Commission as to how long it should be issued for if it is issued. There has been no solution so far but I have approval from the Regional Office that I can go as far as five years on these commercial certificates.

MR. MCNEECE: How about the parking there?

MR. JOSEPH: It is a problem with three or four overlapping jurisdictions.

MRS. WILES: We might recommend that he make his own parking area. I am not in favor of it. It is a curving road; it is a crooked road; they have drag races on it.

MR. NICKERSON: What is the position of the town with respect to this?

MR. CARLETON: I would think the town would like to get rid of it.

MRS. WILES: They can't deny it because he would take it to Boston and they would issue it; especially as he has had it a while and the place isn't objectionable.

MR. NICKERSON: What do you want to do about it?

MR. CARLETON: What about making improvements?

MR. JOSEPH: This is another thing that involves several jurisdictions. If I am to decide anything about parking, based upon your suggestion, I will go to the town. They are going to charge fees and I would entertain their . . .

MR. NICKERSON: Talk with the Selectmen and come back to us and we will consider it.

MR. JOSEPH: The fact is that we wouldn't go around suspending him; we don't have any money, but we have to have a procedure set as to proper controls.

2. The Salt Pond Motel. It is under a concession contract for something less than five years which expires December 31, 1968.

MR. DIEHL: Are new bids put out?

MR. JOSEPH: The procedure I would take if I would do it myself, and at the same time I would want the advice of the Commission before I make that unilateral decision, is to announce our intention to do this, this would be preceded by a statement of facts, at that time we would have to entertain any responses we were to receive.

MR. DIEHL: Does he pay a flat rate?

MR. JOSEPH: He does, but I would have to get the file to get the exact figure. There have been comments to me, one written to a Congressman from another operator in the vicinity regarding

certain off-season operations.

MR. NICKERSON: Do you want us to go on record one way or another?

MR. JOSEPH: Yes, very definitely. Our office would like to know how you feel on that.

MR. NICKERSON: My opinion is still the same - that we shouldn't have bought these motels, but since we have them we should continue them.

MR. CARLETON: Do they pay the town a certain amount in lieu of taxes?

MR. DIEHL: We made a mistake in buying them in the beginning.

MR. NICKERSON: We did.

MR. CHASE: The towns get some taxes.

MR. JOSEPH: A very small sum. I don't know what it is called.

MR. CHASE: Norgeot, you get something, what is it?

MR. NORGEOT: Personal property tax.

MR. CARLETON: What about the motel operators in the same vicinity; they have to pay taxes to the town.

MR. JOSEPH: Some of them came in to see me and voiced their disapproval.

MR. NICKERSON: The fact that they don't pay any real property taxes means that the rent that they pay the Federal government is what the town would have collected in taxes, and the Federal government is collecting it in the form of rent.

MR. JOSEPH: Item 3 is Jack's Esso station in Truro. He has no Certificate. Following previous correspondence over a long period of time, Mr. Campbell, one of the proprietors, visited the area recently and indicated he would submit plans for proposed improvement work at the establishment. The plans have not been received as of this date. They did indicate they were going to submit a plan for improving. It involves considerable yardage of fill. Mr. Campbell indicated quite clearly he would get someone to make a good plan.

MR. NICKERSON: You are not prepared to make a recommendation?

MR JOSEPH: I would like to see a plan to show what it would look like when he finishes the improvements. We are working with him and I assume there is no objection to this. Item 4 is Mike and Tom's Service Station in Truro. He has a Suspension of Condemnation Certificate expiring December 31, 1968. No recent response has been received from the owner following correspondence several months past concerning improvements which were suggested by the Commission. We are working with them and I presume there is no objection to our continuing to do so. But within a month or two I need advice: whether we close him out without a Certificate or give him more time.

MR CARLETON: I think we have given him plenty of time.

MRS. WILES: I don't see any reason why you should close him up,

you would have one more man to support.

MR. JOSEPH: I mean we would have to withdraw his Certificate. That is the only recourse we have.

MR. CHILD: He has made an effort, it used to be terrible.

MR. JOSEPH: The station is owned by Czyoski and he has let the Gulf Company advertise or put their products in and Gulf has selected the operator so there is a three-way interest.

MRS. WILES: Maybe we should write the Gulf Oil people.

MR. JOSEPH: Maybe I can get Jack Carleton to write.

MR. CARLETON: I would be glad to.

MR. JOSEPH: OK.

MR. JOSEPH: The concession contract for the Nauset Knoll Motor-Lodge expires December 31, 1968, we should discuss that also.

I have sent for the financial files for your review. (These were reviewed by the Commission.)

MR. CARLETON: Should these fees be standardized?

MR. JOSEPH: This is something you might want to have something to say about. We make a fact sheet for the concessions management people listing all these things, plus others. After we get their answers we advertize through public notice that we intend to renew. The present concessioner can decide what he wants to do. He may want to offer less or he may want to offer more.

MR. NICKERSON: What did we pay for it?

MR. JOSEPH: I am always in the dilemma of who I satisfy first, you or the commissioner. . .

MR. NICKERSON: Do they want to renew?

MR. JOSEPH: To the best of my knowledge and belief they are eager to do so.

MR. NORGEOT: From my experience what you want to look for is competent operators instead of the amount of money involved in the bid.

MR. CARLETON: Do they have to maintain the property to certain standards?

MR. JOSEPH: Yes. If it involves complaints it reflects on their ability as good operators.

MR. CHASE: They have had to do certain things.

MR. JOSEPH: They can't capitalize any of these.

MR. NICKERSON: This could work to their advantage.

MR DIEHL: What is your recommendation?

MR JOSEPH: You heard what I said. If I had no Advisory Commission to advise me I would renew for five years. If you advise me differently I would take it under advisement.

MR. NICKERSON: They have given you no trouble?

MR. JOSEPH: They all give you a little.

MR. NICKERSON: No complaints?

MR. JOSEPH: No.

MR. NORGEOT: I move we approve the recommendation of the Superintendent that these two motels be renewed for five year terms.

The Motion was seconded by Mr. Carleton and favorably VOTED.

MR. JOSEPH: I will make my recommendation to the head office before I make any announcement. Item 5 is the Whitehead Brothers' Sandpit operation. This operates until December 31, 1975 under terms of a land acquisition transaction of which the Advisory Commission is aware.

MR. CARLETON: I move we approve the arrangement whereby Whitehead Brothers continue to operate until December 31, 1975. The Motion was seconded by a Commission member and favorably VOTED.

MR. JOSEPH: Items 6 and 7 are the sandpit operations of Arthur Joseph in Truro and Nate Nickerson in Eastham. Arthur Joseph's sandpit operation was the subject of specific study and a Certificate was issued for a limited time to give further opportunity for study. This Certificate expires December 31, 1968. Sandpits, generally, should be discussed a little bit. Nate Nickerson's Certificate expires on December 31, 1968 and necessary details should be worked out during the Summer and Fall if he is to continue to operate.

MR. NICKERSON: Isn't Arthur Joseph pretty near to the end of his lands?

MR. JOSEPH: According to his maps he is. He is in the woods in

an area which isn't going to hurt anything. I think we ought to seek information as to how much they intend to take out over a five year period, and if it is small enough we might allow them to continue, and if a larger amount, then reconsider. If you advise me to go back to them I will go back and find out what I can as to their plans, which ought to give us a clue as to whether we should phase them out slowly. I don't think we should phase them out at once because this is their livelihood.

MR. CHASE: I think you should find out what area Nickerson is in. I know he has been trying to buy land in Eastham. He has dug up lots of area in the Park.

MR. JOSEPH: I will say this, from all I know, it seemed like a very good business to buy Whitehead Brothers with phase out eventually, but what will happen in regard to these other two individuals? I need advice as to whether they should be continued. I also feel that the Commission should know what is going on in the commercial field. Would you suggest I try to get more information about these two?

MR. NICKERSON: Yes.

MR. JOSEPH: The last one is the Provincetown Airport food concession. Under date of May 28 Chairman William McKellar of the Provincetown Airport Commission submitted a drawing showing the proposed location of a "food concession" for the benefit of the

airport patrons. At a hearing conducted by the Board of Appeals in Provincetown on April 11 I furnished information to the Board outlining the position of the National Park Service, including among other points the fact that a proposal of this scope would seem to require advance review by the Advisory Commission under Sec. 8 (g) of the Act of August 7, 1961.

MR. NICKERSON: Let's get the ownership straight.

MR. JOSEPH: Commander McKellar is the Chairman of the Airport Commission of the Town of Provincetown.

MR. NICKERSON: The town owns the building - the Park owns the land.

MR. JOSEPH: The whole of the State Park was donated with the provision that the airport be continued - along with the town dump.

MR. NICKERSON: Was there a terminal date?

MR. JOSEPH: Approximately 1985 because those permit dates were required in order to meet minimum requirements of the CAB . . .

MR. MCNEECE: The land was State owned?

MR. NICKERSON: It was transferred to the Federal government subject to the airport.

MR. JOSEPH: The contract with the Town, then, covered a period I think until 1980.

MR. NICKERSON: Then it was extended to 1985 in order to comply with CAB requirements at the request of the town. At that time,

in the Special Use Permit, the Seashore stipulated that any improvements like a snack bar would have to receive the approval of the Secretary of the Interior.

MR. MCNEECE: Then you could close them down.

MR. JOSEPH: Yes, technically.

MR. MCNEECE: Does he own the building?

MR. CARLETON: He maintains the building.

MR. JOSEPH: I don't know who owns the building, literally.

MR. MALCHMAN: I am going strictly on memory. I think he build the buildings and in the event of another operator, the buildings revert to the town.

MR. MCNEECE: Do you know how much he pays?

MR. JOSEPH: I can find out.

MR. MCNEECE: I would like to know the lease figure.

MR. CHILD: Where does he want to place this concession?

(Mr. Joseph showed the Commission the plans.)

MR. JOSEPH: This is a good site location plan, but it tells you nothing about the proposed facility.

MR. MCNEECE: He is hoping to attract trade from the highway.

MR. MALCHMAN: As I understand it the Airport Commission was approached by an individual seeking a concession - trying to get a concession at the corner of the approach road. He decided to

seek to move into the interior. He has his eye on the traffic to and from Race Point Beach, and I think obviously the substantial amount of traffic at the airport. There really isn't enough to support a lunch counter operation; he is interested in that traffic to the beach.

MR. CARLETON: It really hasn't anything to do with the airport operation, except it is on their land.

MR. MALCHMAN: Mr. McKellar takes the position that a lunch counter is a natural adjunct to the airport.

MR. CARLETON: I agree, but it should be in the main building.

MR. NICKERSON: Most of the airports have a snack bar in the main building or adjacent.

MR. CARLETON: He is not talking about a regular bar, is he?

MR. JOSEPH: Maybe I better read his letter. It is dated May 28.

Sir:

The Provincetown Airport Commission has decided that the time has arrived when it becomes necessary and desirable, for the benefit of the Airport patrons, to establish a "Food Concession" within the Airport.

The inclosed drawing shows the proposed location of the concession. It is contemplated that the successful bidder develop the area and erect a suitable building of not less than 400 square feet, and of a design approved by the Airport Commission.

Your approval of this project is requested.

The assistance and cooperation in all matters pertaining to the airport operations is appreciated,

and I thank you and your staff.

Sincerely yours,

CC to:

Board of Appeals
Building Inspector

Wm.W.McKellar,
Chairman.

Inc: 1.

I am writing Mr. McKellar today concerning this as follows:

Dear Mr. McKellar:

Your letter of May 28 and the drawing enclosed showing the proposed location of a "food concession" at the Provincetown Airport was the subject of discussion at a Board of Appeals hearing on June 11. At that time the position of the National Park Service was presented. The purpose of this letter is to confirm our position for the benefit of the Airport Commission and other officials in the Town of Provincetown.

As I mentioned at the meeting the airport serves a very useful purpose and is heavily patronized on the Boston-Provincetown run. It is an important part of the economy of the area and provides access for several thousand visitors annually.

Confirming my comments at the hearing on June 11 the following procedure should be followed in connection with the proposed improvement at the airport:

- 1) In order to permit adequate consideration to be given to the proposal we should be advised of the type and extent of service to be furnished.
- 2) It would be desirable to have a preliminary sketch of the proposed building itself if it is to be a separate structure, or as a part of the existing building as a possible alternate, showing all dimensions including elevations, access, etc. The general style of the building should be described. The approximate amount to be expended for construction and equipment should be stated.

3) Your letter of May 28 mentions that the design is to be approved by the Airport Commission. It is also necessary that the design be submitted to the Regional Director of the Northeast Region of the National Park Service in Philadelphia along with the other data mentioned in this letter, for his review before approval can be furnished by the National Park Service. This approval is required under Special Use Permit CACO-3-64 executed May 1, 1964, Section 6 of which provides that "The Permittee agrees that all contracts for such facilities as airline passage, flight service, taxi service, auto rentals, snack bar, airplane fuels and mechanics services must be approved by the permittor."

4) The method of operation should be indicated; i.e., whether it is to be operated directly by the Airport Commission or by some other party under the jurisdiction of the Commission. If there is a lease arrangement, subconcession or subletting as mentioned by others at the hearing, other than direct service by municipal employees, the financial arrangements should be spelled out in detail so that it may be determined whether or not any portion of the fees should be paid to the federal government under concession management principles. This appears to be particularly pertinent in view of the wording of your letter of May 28 referring to a "food concession".

5) A proposal of this scope requires advance review by the Cape Cod National Seashore Advisory Commission under Section 8 (g.) of the Act authorizing the establishment of the Seashore. The airport was located in the State Park prior to its donation to the federal government but it is good practice to obtain the advice of the Commission for additional structures, and this will pertain also to the proposed expansion of the parking area.

If you will kindly furnish this information to me I will submit it to the Advisory Commission and subsequently to the Regional Director. We are unable to make any commitment as to approval at this time pending the review outlined above. Should the project receive approval, we would expect it to be subject to the issuance of a permit by the authorized town planning and zoning authorities in accordance with the

intent of the Act authorizing the establishment of the National Seashore. Your cooperation has been appreciated and we will continue to cooperate with the Town of Provincetown.

Sincerely yours,

Stanley C. Joseph
Superintendent

cc: Chairman, Board of Selectmen, Provincetown, Mass. 02657
Chairman, Board of Appeals, Provincetown, Mass. 02657
Chairman, Planning Board, Provincetown, Mass. 02657
Regional Director, Northeast Region (in duplicate)

MR. MCNEECE: Is that going to be operated the year round?

MR. JOSEPH: There is no statement as to the extent of the operation.

MR. MCNEECE: How does Provincetown feel about that?

MR. MALCHMAN: It has been the subject of a little controversy because of the jurisdiction. The Planning Board washed its hands of it because it was under the jurisdiction of the National Seashore. The Board of Appeals got into it at the behest of the Building Inspector. When he read a line in the required advertisement for the building permit he maintained there had to be a hearing and it was held.

MR. MCNEECE: Did they grant the appeal?

MR. JOSEPH: I don't know, they went into the formalities and the comment to Commander McKellar was that it was under the Planning Board under the Seashore zoning standards. They remarked that this is the first of many steps which the Airport Commission

would have to take.

MR. MALCHMAN: There was only one bid.

MR. NICKERSON: What this fellow wants to do is to establish a restaurant within easy access of the Race Point bathing beach.

MR. MALCHMAN: I don't know that "restaurant" is the word.

MR. NICKERSON: If he has this now why won't he want a restaurant next year?

MR. CARLETON: What are we going to do for parking area if this is all filled up with snack bar customers?

MR. CHILD: Presumably the Airport Commission will provide sufficient parking.

MR. CARLETON: This is something different. This isn't anything Mr. Van Arsdale is interested in is it?

MR. MALCHMAN: I don't think so. Mr. McKellar has been to see me three or four times and discussed it at some length.

MR. CHILD: Who is pushing this?

MR. NICKERSON: We haven't heard the decision of the Board of Appeals.

MR. JOSEPH: They did note that this would be the first of many steps.

MR. DIEHL: Do they plan to have it ready for use this summer?

MR. JOSEPH: I should think the Advisory Commission wouldn't want to make a final decision until they get more facts and information.

Item 7. Agenda Items and Date for Next Meeting

It was determined that the next meeting will be held on July 12 and that the August meeting would be August 2. Agenda items for the July meeting will include a discussion of regional planning and the Master Plan Revision for Cape Cod National Seashore.

Item 8. New Business

MR. NICKERSON: As you know, Arthur Finlay passed away day before yesterday. He was a former member of this Commission. It seems to me appropriate that we should recognize his services and take some appropriate action.

MR. NORGEOT: I move that we observe a moment of silence in respect to his memory and inscribe our action on the records. It was so VOTED, and the action taken.

No further business appearing the meeting adjourned at 4:55 p.m.

(For Administrative Use Only)

M I N U T E S

Seventy-first Meeting

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

AT

Headquarters, Cape Cod National Seashore

July 12, 1968

AGENDA

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Seventy-first Meeting

July 12, 1968

<u>Item</u>	<u>Subject</u>
1.	Adoption of Agenda
2.	Approval of Minutes of Previous Meeting
3.	Communications Received by the Commission
4.	Progress Report - Cape Cod National Seashore
5.	Regional Planning
6.	Master Plan Revision - Cape Cod National Seashore
7.	Agenda Items and Date for Next Meeting
8.	New Business

The seventy-first meeting of the Cape Cod National Seashore Advisory Commission was held on July 12, 1968 at the Administration Building in the Marconi Station Area, South Wellfleet, Massachusetts. The following members were present at the meeting:

MEMBERS

Joshua A. Nickerson, Chairman
Leo E. Diehl, Vice Chairman
Robert A. McNeece, Secretary
John W. Carleton
Josiah H. Child
Nathan Malchman
Gaston Norgeot
Esther Wiles

Recommended by

Barnstable County
Secretary of the Interior
Town of Chatham
Town of Truro
Commonwealth of Massachusetts
Town of Provincetown
Town of Orleans
Town of Wellfleet

OTHERS

National Park Service, U. S. Department of the Interior

George A. Palmer	Associate Regional Director, NERO
David A. Kimball	(Historian) Office of Resource Planning, WSC
Thomas F. Norris, Jr.	Assistant Superintendent, Fire Island National Seashore
Stanley C. Joseph	Superintendent, Cape Cod National Seashore
Norton M. Bean	Supervisory Park Ranger, Cape Cod National Seashore
James H. Bowman	Engineer, Cape Cod National Seashore
Vernon D. Dame	Supervisory Park Naturalist, Cape Cod National Seashore
Lyndell Baldwin	Secretary, Cape Cod National Seashore

ALSO:

Arthur W. Brownell	Director, Division of Conservation Services, Massachusetts Department of Natural Resources
Bernard Levine	Assistant Chief Planner, Region II, HUD
Frederick V. Lawrence	Chairman, Cape Cod Planning and Economic Development Commission, & a County Commissioner
H. Fletcher Davis	Executive Director, Cape Cod Planning and Economic Development Commission
Walter Stratton	Senior Regional Planner, Cape Cod Planning and Economic Development Commission

Absent Commission members: Ralph A. Chase (Town of Eastham) and
Robert L. Yasi (Commonwealth of Massachusetts).

The meeting was called to order at 1:45 by Chairman Nickerson.

Item 1. Adoption of Agenda

MR. NICKERSON: If we are going to adopt this agenda we should
rearrange the subject matter somewhat. I would suggest that we
shift Item No. 5 to the place of Item No. 3.

It was moved, seconded and favorably VOTED to adopt the agenda as
printed and to consider Item 5 in place of Item No. 3.

Item 2. Approval of Minutes of Previous Meeting

MR. NICKERSON: We received these minutes only a day or so ago and
have not had time to study them. I think it is in order that we
postpone approval of them until our next meeting.

Before we move on with our business today I think it should be
made clear what the function of the Advisory Commission is,

particularly for the benefit of some of you who may not have this information. The Advisory Commission as its name implies has no authority, it is purely advisory to the National Park Service. It is made up in a very unique fashion, it consists of ten members all of whom are appointed by the Secretary of the Interior, but only one of whom is designated directly by him. Of the remaining nine, two are appointed by the Secretary upon the recommendation of the Governor of Massachusetts, one upon the recommendation of the Barnstable County Commissioners and the other six are one each from the six towns within the authorized boundary of the Seashore upon recommendations from the Selectmen, so we have in this group a conglomerate of people who represent in a sense the local town government, the county and state government and the Federal government through the Secretary of the Interior.

Item 5. Regional Planning

MR. NICKERSON: In discussing our agenda for today at our last meeting, it was brought out that the Department of Housing and Urban Development (HUD) might have a project in which the Cape Cod National Seashore might be a factor along with two other areas in the National Park Service and it seemed to us that because of the fact that we have no authority and therefore no one could feel we were trying to force our will upon any other agency, and because we are as representative as we are, due to the method of our appointment, the Advisory Commission might well act as a vehicle for bringing together various agencies from the State, County, and perhaps later the Towns, to discuss the whole problem here of land use, its implications and the plan for the region insofar as it affected the whole of Cape Cod in relation to the Seashore, and overall. We felt that the Advisory Commission might act as something of a catalyst in this. You have here representatives from the Regional Office of the National Park Service, the County, and again the Federal Government in the person of Mr. Levine. Mr. Brownell who is not a member of the Commission, but is sitting in for his boss, Bob Yasi, the Massachusetts Commissioner of Natural Resources who is a member. What is your designation, Art (Brownell)?

MR. BROWNELL: I am Director of the Division of Conservation Services. One of my functions is the updating of the Outdoor Recreation Plan for the Commonwealth of Massachusetts which started July 1 of this

year and will run until 1971 when we come up with a new development, use and outdoor recreation plan.

MR. NICKERSON: So that we are particularly fortunate to have Mr. Brownell here today because he is in the midst of this very process. I think we could start it off best if some representative of the Seashore, perhaps Mr. Palmer, could tell us what instigated this situation with respect to the HUD project.

MR. PALMER: Over the last three years, maybe a little longer, Congress has taken a number of steps instructing the various Federal Agencies to cooperate in developing plans, so that one does not go off one way and one another. About the first of December 1966 there was a joint meeting of the National Park Service Regional Directors and Regional Directors of HUD in Washington, at which for a couple of hours they discussed areas in which they might have common interests and where it would be desirable to know what the other is doing. We didn't see any action until about the first of this year when a memorandum of understanding between the two agencies was worked up and was signed in about April. In this there was a formal understanding that we would exchange planning information. This specifically called for the National Park Service to furnish each of the Regional Offices of HUD with information so that they would know after they had studied this, whether they had a concern there, and they were to advise us of any applications being

submitted to their Regional Offices for planning assistance so that we could advise them whether the Service was interested in any of these planning studies. Following that there was discussion and an exchange of letters at the Washington level in which HUD advised us that since we were moving off in a new area for both of us it would be possible under Section 701, which provides for planning, to finance a number of special planning projects. Where there was a joint interest of the National Park Service and HUD and the State on some particular phase of their activities there could be demonstration projects. They asked for recommendations as to where we felt there might be some need for planning in relation to parks and communities. In the Northeast Region we went in for three possible areas in which such a study might be to the advantage of the community and the National Park Service. We didn't do this with forethought but the three fell in three separate categories, Cape Cod, a National Seashore because, from our experience, going back to the early planning stages, before establishment, we knew that the Seashore would bring an impact to the community with which we felt we weren't able to help to a great degree except in discussions through your Commission, but here was an opportunity, probably a little late, to use our influence to help Cape Cod communities through such a project. The second area was at Gettysburg National Military Park and National Cemetery area where

the park has grown up with the community and both are set in their ways. We have recommended a community study under this title be initiated at Gettysburg. The third area we submitted was the Indiana Dunes National Lakeshore, which is in just about the same position Cape Cod was five or six years ago as far as a need for community planning is concerned, and how the Lakeshore will fit into the community. We met with representatives of HUD in the New York region and explored the possibility of a study of the Cape Cod community, and whether it would meet the requirements of their program. They felt it was worth exploring, this accounts for why we are here. We will be working in a similar way with planning officials from the city of Gettysburg and the Town and County officials. Next week we will be going out to Indiana Dunes where we will be trying to accomplish the same thing. We will present a proposal to the Indiana Dunes Advisory Commission for their advice as to whether we should attempt to secure such a project. We don't know whether we will get any of these. We know we are the only Region in the Park Service that is actively pushing for these projects however. I invited Mr. Levine to come with me today and to give you some ideas as to what would be accomplished in such a planning project for the community, and to seek your advice as to whether we should pursue this. We don't want to be pushing ahead here with something that you gentlemen and Mrs. Wiles believe the

County of Barnstable and the community on outer Cape Cod doesn't want. If you do we want . . .

MR. NICKERSON: In his report No. 5, Mr. Davis said there had been an application in for 701 funds approved in the amount of \$30,000. Do you want to tell us about that? What is the status of it?

MR. DAVIS: We have the grant.

MR. NICKERSON: Just Barnstable County?

MR. DAVIS: Just Barnstable.

MR. NICKERSON: Mr. Levine is familiar with this?

MR. DAVIS: Yes. They gave us the money.

MR. NICKERSON: That program is under the same Section 701 you are talking about?

MR. PALMER: Mr. Levine can probably explain more precisely; it is part of the same program, but under Section 701-B. Where there is a demonstration project HUD does give you 100% for planning instead of a part as under the regular 701.

MR. LEVINE: There is a slight difference in funding. If it is decided to proceed - normally where we are funding the Cape Cod regional planning agency the funding is on a 2/3 - 1/3 basis - HUD gives 2/3 for each 1/3 raised by the local area. The Cape Cod agency comes in to us for funding after they have worked up a work program establishing the activities they will undertake. In addition the Department gives funds for special demonstration studies and

these are 100%. These are studies that are not normally covered through our 2/3 - 1/3 grant approach. They are studies which might have a unique character and could be used by other agencies. Working with the National Park Service we have been considering the possibilities of a demonstration study in the Cape Cod area. As of yet we haven't worked out the characteristics of such a study. We would like to explore with all of you what you think should be looked at, if you consider such a study necessary.

MR. NICKERSON: As it stands now Barnstable County has an actual guarantee of \$30,000 and the Park Service is in the process of negotiating for a grant in the same area.

MR. PALMER: We wouldn't be negotiating. We would be giving our support and work through the local agency making application. It has to come from the local planning organization. It could be the Cape Cod Planning and Economic Development Commission, but we will participate in the preparation of the application and will go in with a letter saying we approve and that we recommend approval for the local agency.

MR. NICKERSON: Can Mr. Brownell tell us what is on the fire as far as the State is concerned?

MR. BROWNELL: In 1957 or before, we hired a consultant to do an outdoor recreation plan in Massachusetts. When the Department of Natural Resources was designated as the agency under BOR through the Water Conservation Fund Act, for us to participate we had to

update his 1957 plan, and in 1966 it was complete and called MASSACHUSETTS 1966; I think all of the Commission members have a copy. That plan was not really a comprehensive plan. To further participate in the Land and Water Conservation Fund we have to come up with a comprehensive outdoor recreation plan and this is what we are starting to do now. What we will be doing over the next three years is involving all outdoor recreation facilities in the Commonwealth: State, County, Town and private, from one end of the state to the other, finding out what is available, what the needs are and what the demands are, using some rather unique surveys trying to interview approximately 50,000 people throughout the Commonwealth in two areas: one more or less the man on the street, asking what their interests are in outdoor recreation areas themselves and finding out what the people would like, why they are there, and what new areas they would like to have developed. We hope to come up with some good ideas. We will be working very closely with regional planning agencies and we are not positive on this, but it looks like our plan will be divided into regional planning areas of the Commonwealth, so that Barnstable County will be a separate area, Metropolitan Boston another, and these areas will be defined.

(At 2 p.m. Mr. Frederick V. Lawrence, Chairman of the Cape Cod Planning and Economic Development Commission and a Barnstable County Commissioner joined the meeting and was introduced by Chairman Nickerson. Mr. Lawrence expressed the regrets of Mr. Heywood Backus,

Chairman of the Barnstable County Commissioners because of his inability to attend this meeting.)

MR. BROWNELL: (continuing) We are vitally interested in what happens here in Barnstable County and in every area in Massachusetts as far as what plans there are for future expansion with regard to outdoor recreation. This is a continuing program in our Department, it is not going to stop in 1971.

MR. NICKERSON: Is the primary emphasis on recreation?

MR. BROWNELL: Yes.

MR. NICKERSON: So far we have had Mr. Palmer tell us about the possibilities of a demonstration project involving HUD which would apply to the Cape Cod area as one of three. Mr. Levine has explained the significance of Section 701 and the special significance if it is a demonstration project they can go 100% instead of 2/3.

Mr. Brownell just finished telling what the State is planning.

MR. BROWNELL: Our plan is being funded by the Department of Interior, Bureau of Outdoor Recreation.

MR. NICKERSON: Have you got the funds in hand so you know you can go ahead?

MR. BROWNELL: Yes. It is a \$400,000 program.

MR. NICKERSON: Would Mr. Davis tell us what he has been ~~or~~ is doing?

MR. DAVIS: I have long awaited this opportunity to speak to this Commission to tell you formally and informally exactly what the

Cape Cod Planning and Economic Development Commission is doing. It is an on-going regional planning agency whose jurisdiction is Barnstable County. We are funded at approximately \$500,000, part of these monies are under the County budget, part of them are from HUD. Right now we have a staff of six. We have a formal regional planning program which we are pursuing at the present time. We are working on a regional economic base study and will take next year analysing every conceivable type of information. After completing this we go into the matter of formulating regional economic development plan. Some other major components will be a land use plan, human development study and transportation research. We had to drop transportation out because there are not enough funds but we hope to receive favorable response from certain state officials so that we can move in and continue to push to get a transportation plan under way. We are ready to sign contracts with an engineering firm to do sewer, water and solid waste study. We have signed a contract to study economic base analysis and economic development. This program as it exists on paper covers every single aspect. The depth which we can go on any of these areas is limited by funding. Perhaps \$100,000 sounds like a lot of money but it isn't when you start comprehensive regional planning for 15 towns. We hope to get quite involved in transportation planning but at present the major emphasis is on sewer, water and solid waste. A HUD requirement is that an official regional planning agency must be involved

in a region if any towns are to be helped by any money. We as a Commission are advisory also, we serve at the pleasure of the towns in presenting recommendations to them for their action or any other Government agencies. When this demonstration project proposition first came to my attention several weeks ago and I met with Mr. Levine and Mr. Palmer for the purpose of pursuing a specific planning program with special funding I wasn't so sure in what direction we would pursue it. It is simply a matter of time and money before we would consider all these aspects, the more I think of it the time and money become rather important. We are funded at a level at which we really must concentrate at the regional level. We don't have a staff or money to go into that much detail. Funding for our first year will only inventory, so it would be a year from now before we could acquire any significant capabilities for making any significant statements on Cape Cod developments. Over and above our inability to get into the level of detail with respect to the six towns related to the Seashore there is also the problem of certain aspects of comprehensive planning which we would not be devoting adequate attention to at a regional level. There are aspects of planning needing to be done that are affected by the Seashore, which we could probably not give sufficient attention to for two or three years. My feeling is I would want to hear your comments on the possibility of a specially detailed and designed alternative plan within regional planning oriented to just the six

towns in Cape Cod National Seashore. I have not had an opportunity to put down my thoughts but I can't help but feel that we have the basis for a special planning program that would take our series of regional studies down to a detail of level that we would do as regional. Particularly transportation, sewer, water, solid waste disposal and land use planning within the areas of the towns affected by the Seashore.

MR. NICKERSON: I think we should state that we talked about having the broadest possible representation here, but it was the consensus our function would be to explore in pretty broad terms, and later on as the idea developed it would be more suitable to bring in others. Each of the six towns have their own planning board and several have worked out planning programs. We have here representatives of the Town agencies, the County agency, the Federal Government, the State as an agency, and there is another Department of the Commonwealth, the Department of Public Works, each of whom are aware of the necessity for planning and approaching it simultaneously, so it seems this is a very foggy situation; while one of our towns is further ahead, all are in the process of becoming immersed in this planning proposition. I think it should be pointed out also that the Commonwealth owns adjacent land which is intended for recreational use, which in acreage is as great as the upland in the National Seashore, at least one-third of which is still privately owned. We have very substantial Town ownerships at Sandy Neck in Barnstable.

for example. I would like to ask for questions or comments from the members of our Advisory Commission at this time.

MR. MCNEECE: A few things occur to me; we are having planning by State, County and various Towns here. The Towns have completed their planning and I don't recall anybody at the County or State level asking the Chatham Planning Board, for example, how its plan ties in with Harwich or Orleans which are adjacent towns. In other words, we have gone ahead individually, not particularly considering our neighboring towns, and this is quite contrary to the concept of regional planning. Suppose the County plan doesn't agree with the State plan and the Town plan doesn't agree with the County plan. I am a little bit at sea as to whether the chicken didn't come before the egg, and what do we do to make it work. The towns have already completed their study. Will the County say to them when the County study has been completed, "You were unwise, you should have planned differently in this category, differently as far as your transportation is concerned and . . ."

MR. NICKERSON: I think the simple answer is that the authority comes from the Town and the advice comes from the County.

MR. MCNEECE: I would agree, the towns might not always accept advice handed to them. We have already spent this money from HUD on these individual plans and now they are coming back and going over the ground at a higher level. I don't say that there might not be some good from this. I don't know, and also the State is

playing its part in this. How is this all going to be resolved?

MR. NORGEOT: As the plans are presented to the towns for adoption some will be adopted, some will not; it will change each year and be constantly changing, expanding, growing. It would be greatly to the advantage of the towns as well as the Seashore to coordinate these efforts and thereby up-date their Master Plan. It is quite obvious as you pointed out, our plans are not coordinated. This was not done. All that has been done is not lost, but if they could be coordinated through Cape Cod Planning and Economic Development Commission, which is the original intent, we will be taking a step in the right direction.

MR. NICKERSON: One point we didn't mention is that Cape Cod National Seashore has its own Master Plan, originally adopted in 1963 and supposed to be revised in 1966, and is still in the process of being revised, and probably it will be, later this year.

MR. MALCHMAN: Mr. Palmer made one comment which sticks in my mind. Here is an opportunity to aid the towns who are affected by the impact of the National Seashore, which will increase as time goes on. I think in individual planning in the community each has problems to be taken into consideration and approached from its own viewpoint. Aside from the National Park Service plan I don't think anything has been done to take into consideration, or provide any help for this impact, which is undoubtedly going to come, and we have often discussed the impact on the towns, and can readily see problems

which towns cannot cope with. From this aspect alone it is worth exploring pretty thoroughly.

MR. NICKERSON: Can Mr. Joseph give us any rough estimates as to the visitation?

MR. JOSEPH: I have figures in my progress report - June 1968: 506,787; June 1967: 395,728; according to the best estimate we can find to make a comparison, this is a 28% increase.

MR. DIEHL: This is up about 40% over June of 1967.

MR. NICKERSON: The reason I asked is because I am concerned that the pressure on the facilities which people utilize is going to be so great that we will be in a position where you will have to limit use of some parts of the Seashore. Limit the numbers that can use any given facility at any given time.

MR. NORGEOT: In the event we can coordinate planning between the Seashore, Cape Cod Planning and Economic Development Commission and the Towns, will possible monies be forthcoming from HUD to implement the plans?

MR. LEVINE: I would like to say that under the HUD program in order for a community to be eligible to receive consideration for a grant it is a requirement that there be area-wide planning. The purpose is to really spell out in detail not only on a town basis but on a regional basis what the gross needs are and what the gross plans are.

MR. NICKERSON: This is where the Cape Cod Planning and Economic

Development Commission fits.

MR. LEVINE: That is right. When a community comes to HUD and says we will propose to build a three million dollar sewer facility, we would like to have you finance us, we look for two things, to see that the sewer facility is consistent with any area-wide needs, and it is required that an area-wide planning commission review it in terms of planning.

MR. NICKERSON: We have several agencies involved, HUD which is Federal, and a Federal agency in the team of the National Park Service planning for the National Seashore; State planning, this regional plan for major recreation areas, and we have each of the 15 towns presently, or about to be involved, in planning for themselves. The coordinating agency could well be the Cape Cod Planning and Economic Development Commission.

MR. LEVINE: That appears to be the logical agency.

MR. NICKERSON: Wouldn't you also have to involve the State, not only in the area of recreational development, but in transportation?

MR. LEVINE: Mr. Davis in his planning process will be involved with the State and all considerations the State might have for the Cape Cod area. We have to go to them for coordination, but of course it is a two-way street. It is one thing our trying to go to another agency for the purpose of coordination, and another to have them come to us. It has to come from both ways. I would like to say that the Bureau of Outdoor Recreation does have coordination

with HUD on the Federal level. Mr. Brownell will have to be aware of needs and requirements of local agencies.

MRS. WILES: After a town has adopted this 701 it is autonomous, isn't it? If you want to vote it out you couldn't.

MR. DAVIS: This is simply a vehicle for local planning.

MRS. WILES: If they wanted to decide to do away with it could they?

MR. LEVINE: All this does from 701 is give money for solving your problems.

MRS. WILES: Just like the schools, all they were going to do was give money.

MR. DAVIS: Some towns have built sewer and water facilities with Federal funds, some are seeking these funds. These grant in aid programs are different.

MRS. WILES: Where does HUD get its money?

MR. LEVINE: From the Congress.

MRS. WILES: Where do they get it?

MR. MCNEECE: We haven't cleared up yet whether there isn't a duplication of effort between the County and the Towns.

MR. LEVINE: This is the one thing we are aiming for, that there be as little as possible between various levels, and what is important is to define what their responsibility is so that there won't be any duplication. Not to look to the details, but to look on the region as a whole, and how one piece or bit relates to another.

MR. DAVIS: In the matter of duplication, that should further be

brought home to the actual phase we are in. We will gather data as a regional agency. It is in our own best interest not to gather data that we can get from a Town or from the State. That is all I can do from my standpoint. I can seek not to duplicate my effort, but I can't keep Chatham or Dennis or the Conservation Service from duplicating data, if they go out and gather the same information. Both agencies have to work together.

(Mr. John W. Carleton joins the meeting at 2:30 p.m.)

MR. MCNEECE: With the work you are undertaking, suppose we have this special project under HUD, what will this do that you, Davis, don't propose to do?

MR. DAVIS: I think from the financial standpoint it should speed up our whole regional planning program. It might get us the capability of going into a level of detail that we could not do within the normal framework of a regional planning program.

MR. NICKERSON: Instead of taking five years it might be done in three?

MR. MCNEECE: I wouldn't consider any speeding up of what is going on in the existing agency as a special project.

MR. LEVINE: It has to be a unique kind of a project that has to be accomplished.

MR. MCNEECE: What else might you do?

MR. LEVINE: The question is, how unique is the Cape Cod area, and what kind of impact do you think the Seashore is going to have on

the various communities and what kind of studies would it take that would not normally be done under a 701 program.

MR. MCNEECE: What is the capacity of the National Seashore? Where we should shut off the influx so far as visitors is concerned? When will we reach our maximum as far as the capacity of the Cape to receive visitors? Etc., etc.

MR. PALMER: I think the time may come, we have heard this of other parks, although we haven't closed them yet. I think what we have to face up to is what can the Park Service and the Commonwealth do now to prepare to handle the people we are estimating will come, rather than to decide when we will have to cut them off because we haven't taken the steps necessary to take care of them. I think we are handling more people at Cape Cod because we have planned and put in facilities such as parking areas which were designed to handle people. We feel that before you can cut off the flow to the Parks everybody has to make an effort to take care of the people who are coming. I think we have to plan and anticipate there is going to be a continuing increase. It may not go to 40% each year.

MRS. WILES: I think this planning has come too late; it should have been done before the Park was established, especially in Wellfleet. If you make a study and find you have taken more of our land than should have been taken are you going to suggest some of it in Wellfleet be given back to the town? 50% of the town has been taken for this Park . . .

MR. PALMER: We don't necessarily agree that we should give it back; but I said I think in my brief introduction that we believed we would need help at Cape Cod from the beginning, but we did not have facilities to do this five or six years ago. This is one reason why our office suggested Cape Cod for this project. This is the first community in which a large park was cut out of private ownership. One reason we are going for a special project at Indiana Dunes is that it should be done now, as it should have been done at Cape Cod in the beginning. This is the first opportunity we have had for a chance to attempt to assist, and we believe this is good.

MRS. WILES: There is one very simple thing they could do to assist Wellfleet. The Government is taking rents from houses they have bought and are buying. They pay no taxes to the town. They could pay taxes, and it certainly should appear to anyone who is fair minded that they should pay taxes on houses they are buying and getting pretty good rents for. Mr. Joseph is renting a Government house. I don't know what he is paying. Mr. Gibbs told me he paid a very substantial rent. The Government keeps all this money and doesn't pay one penny in Wellfleet for taxes. The Town has to maintain the road, if there was a fire they would call on the Town Fire Department and they don't pay a single penny.

MR. PALMER: I don't know what the result would be in such a comprehensive study, but the idea is this is the kind of impact which in my thinking needs study. What was the impact of the Park on the

relationship of these private in-holdings and many other problems that are unique. It is certainly a topic that should be and is entitled to receive study. We can't say what the result will be.

MR. NICKERSON: Up until now the only agencies involved in planning and developing the National Seashore and its relation to the towns has been the Park Service itself in a unilateral study which presented the case to Congress who authorized establishment of the Seashore. It might well be that a study made by various agencies would come back with recommendations that there should be an amendment to the Bill which established the Seashore to accomodate the very situation that disturbs Mrs. Wiles. Mr. Lawrence is here, he is Chairman of the Cape Cod Planning and Economic Development Commission and one of the three County Commissioners who are the representatives for the County government as a whole. They derive their revenue to run the County primarily from direct taxation of the towns. As I understand it the County Government as such has no open land areas except in connection with the County Jail and Hospital and no County-owned facility except those needed for administration of the County.

MR. LAWRENCE: I realize that we will be inviting extra work to be involved in this particular area to study and find out what the impact is here. I think we are the logical agency to correlate and bring the whole matter together and work with the specific towns involved and come back with our best recommendations. We can only

advise and we hope that our advice can be sound and good.

MR. NICKERSON: Since the County as an agency has no authority in the matter of Town or Federal or State plans it might not be in the position of any of the other three. It would seem to me that over the years our Commission has been effective, it has been operative now six years plus, it seems to me I originally started out with the concept that the Commission should have some authority, at least negative, but the way the thing was written we simply advise. It seems that the strength of the Advisory Commission for the Seashore has come in a large measure from the fact it has no authority therefore there is not power or pressure, maybe the same condition would prevail in the County. They would be simply advisory.

MR. LAWRENCE: Our advice like yours has to be well thought out and sound and good.

MR. NORGEOT: There is one thing I would like to have explored, that is the advantage of having a representative from the National Park Service as a delegate to the Cape Cod Planning and Economic Development Commission.

MR. NICKERSON: Someone involved in planning Federal programs?

MR. NORGEOT: Could there be a discussion as to whether it would be feasible or possible?

MR. NICKERSON: Would there be any merit in a similar liaison with the State?

MR. BROWNELL: There will be. We are in the process of setting up

the contact. We are going to make contact with the various regional planning agencies to explain to them what we are going to do and find out what information they can supply us with, what information we can help them with that they are possibly not doing or cannot do because of limited funds, and we have funds available.

MR. NICKERSON: The Cape Cod Planning and Economic Development Commission has representatives from each town?

MR. DAVIS: Two from each town and an alternate.

MR. NICKERSON: So that each town has a representative. An invitation would have to come from County planners to have a representative sit in at their agencies, and invite the state agencies; perhaps they would like to have someone on transportation.

MR. BROWNELL: We do regularly attend four regional planning agencies now.

MR. DAVIS: I don't mean to be outspoken, but could this be reciprocal?

MR. NICKERSON: This Commission is not a planning Commission. We are talking about planning today, but our function is much broader. The Master Plan is prepared by the planning division of the Park Service and then after that is accomplished we pass on it. Perhaps you could arrange to have a representative from your office present when that it to be presented here.

MR. NORGEOT: Too many other things are irrelevant as far as the Cape Cod Planning and Economic Development Commission is concerned.

MR. MCNEECE: Whenever this Commission is talking about anything - Josh (Nickerson) you represent the County on this board. . .

MR. LAWRENCE: You represent the County on this board, Josh (Nickerson) and I have carefully read the Minutes of the last two meetings to understand and to see if any information would be of value to Mr. Davis so that I could immediately alert him as to what is going on or to get in touch with you about.

MR. NICKERSON: You referred to me as representing the County. I like to think we do not represent you, but represent a point of view. I don't feel I am here representing the County but as . . .

MR. MCNEECE: I don't want to seem to be taking up too much time, but would like to get down to the details of what might be accomplished on this type of a project. It would be primarily interested in the Seashore and its impact on the six towns.

(Mr. Norgeot departs at 3 p.m.)

MR. LEVINE: Primarily a grant to do all of Cape Cod because the Seashore might have a direct impact on the whole area. I think it has impact on the rest of Cape Cod.

MR. NICKERSON: It has already.

MR. MCNEECE: But it will have the greatest impact on the Seashore towns.

MR. LEVINE: This could be one thing you would want to explore.

MR. NICKERSON: I think it is perfectly true that the existence of the Seashore has had an impact on land value in Dennis and Yarmouth.

MR. LEVINE: There is a direct economic impact in there of the tax base in the six towns but . . .

MR. MCNEECE: We have had certain figures in regard to visitation. Would you start using that as a basis and plan what the visitation would be ten to twenty years from now?

MR. LEVINE: This might be arranged. You would try to calculate or project. This would have to be considered in any plan. We haven't worked up a work program. That is what we are here to discuss and get ideas of specifics of study. We are here to find out what you would like to see, and we can then assess whether this is eligible under the 701-B program.

MR. DAVIS: I think you are familiar with our program Bob (McNeece), what I think I would be asking you is do you think we give enough consideration to the specific problems in the six towns.

MR. MCNEECE: No, because you are not getting into enough detail. We made a detailed study of our economic life in Chatham. How many people in retailing, fishing, etc. You have no figures like that.

MR. DAVIS: We are going into this in as much detail as . . .

MR. MCNEECE: But if you have an opportunity under this project to project what the visitation is going to be on the basis of the experience we have had . . .

MR. LEVINE: HUD is not going to undertake this study. It might be

undertaken by the Cape Cod agency. HUD will only finance.

MR. MCNEECE: If this new project is good it will have the effect of making such a study so as to alert the immediate towns first of all as to the number of visitors that they are going to have in ten years, what they are going to require in the way of housing, restaurant and supporting facilities; that in itself if it is done thoroughly I would think would be quite a benefit to the Cape.

MR. LEVINE: This is an item that could be done by the Park Service or through the normal 701 process. This is not a unique or special plan assessing whole numbers of people using facilities. If you think this is good thinking, this would be one of the items to fit into a study.

MR. MCNEECE: This is something that would normally be done in the normal course of planning.

MR. DAVIS: I was under the impression Cape Cod had done that. Yes, our statistitions can come up with a figure, but what Mr. McNeece is saying is will this study give these towns some ideas of what they will have to do to take care of - X - number of visitors?

MR. LEVINE: If you put it that way . . .

MR. MCNEECE: What are you going to do that isn't normally done by the town and County?

MR. LEVINE: That is what we are trying to find out.

MR. MCNEECE: This is something that would be unique and not normally done. The County in its study is going to do population, economic

projection and projection of utilization of all regional facilities.

MR. JOSEPH: I think Mr. Levine you are saying this is what a County would normally do. I think it is true this County has very specific and unique situations; one is the legislation relating to the Seashore.

MR. DIEHL: Mr. Davis mentioned there was a possibility of a contract to be signed for a transportation study. How many funds do you have for that?

MR. DAVIS: \$6500.

MR. DIEHL: This is ridiculous. I can see a day in five years where you are going to have to stop them to get across the bridge. It took me four hours to get home last week. How much money would be necessary for a transportation study? I am not talking about roads.

MR. LEVINE: There are two sources of funds for transportation studies; one is through Section 701. We face this problem, last year the appropriation was \$45 million; it is less this year, \$38 million. The Department of Transportation gives money for special studies dealing with transportation facilities on a $2/3 - 1/3$ basis. I can talk about 701 authority; we would like to support all our planning agencies, State, Region or local to the maximum that they should be supported. We do have the problem of getting the money.

MR. NICKERSON: I know you have to leave, Mr. Palmer, would you like to make any further comments?

MR. PALMER: No, we were hoping we would get a little on specifics. Perhaps you people could come up with something specific as to what

answers you need now so that the Selectmen can start action to seek funds, for instance how does transportation within the towns affect you.

MR. NICKERSON: One of the greatest problems we are faced with is the number of main traffic lanes coming into the lower Cape Cod area via the mid-Cape highway. With such heavy traffic on a single barrel road for part of it what normally takes two hours might take four or five. Part of that bottleneck is in the Plymouth area opening too many roads coming into the same overcrowded travel patterns so that major traffic arteries are a problem now. The Railroad has never been abandoned. It is still running as far as South Dennis and Woods Hole. It might be possible that some means of public transportation as well as freight could be provided.

MRS. WILES: There is another rather peculiar thing. In spite of all the people, rentals haven't gone so well. Whether it is because too many units have been built . . .

MR. DIEHL: You mean that motels, cottages etc., are all booked up solid.

MR. NICKERSON: Is there anything further to add, Mr. Palmer?

MR. PALMER: No, I think I made such points as I wanted to. If there is something a study such as this can do to aid the six towns in the Seashore we will certainly give our support to it and help.

MR. NICKERSON: How would you feel about having someone from your planning division sit in with the Cape Cod Planning and Economic

Development Commission if invited?

MR. PALMER: Normally it would be the Superintendent or a member of his staff. I don't think we could have anyone from Washington or Philadelphia; it would have to be at the local level.

MRS. WILES: How about costs of building, would that come into this planning? School costs? Wellfleet wanted to build a two room addition, they found that they couldn't do it for \$127,000.

MR. LEVINE: This is a national problem. HUD has a task force on this, exploring ways of bringing down housing costs.

MRS. WILES: That is something that would be very helpful. Something should be done about it.

MR. NICKERSON: Mr. Brownell, how do you feel if invited as a delegate to the County planning commission?

MR. BROWNELL: Very happy to attend.

MR. MCNEECE: Some day we are going to reach the saturation point down here regardless of what you do about roads, etc. If a study can do some projecting to warn the State, for example, that they hadn't better plan to have too much in the way of recreation areas on Cape Cod, but do it before they get to the Cape Cod Canal, this is something that could result. This is a pretty hectic situation on Cape Cod because we have to get thinking that the Cape can accommodate just so many people and still save the natural and aesthetic values. You just can't keep pouring people onto Cape Cod indefinitely, and the National Seashore is making quite a

contribution to the number of people who are coming. If any study could result in drawing attention to that in itself, if this is something we should anticipate, I would be all in favor of it.

MR. LEVINE: The National Seashore is not the only attraction. It is one thing, but you also have the building of seasonal utilities, so that if such a study is made the whole County will be worked at, not just the National Park. The National Park is a major element in it.

MR. MCNEECE: Especially as far as the transportation factor by the tourist.

MRS. WILES: Don't you think if they stopped advertising so much it would help?

(Messrs. Palmer and Bean depart at 3:15 p.m.)

MR. NICKERSON: Do you want to take any action on this subject?

MRS. WILES: I think I should consult with the Selectmen in Wellfleet before I do anything.

MR. DAVIS: Inasmuch as the idea of a demonstration study grant pretty much revolves around the existing regional planning agency I think it is primarily incumbent upon me whether or not we are going to be able to consider the various suggestions within the existing framework of our program. We will want further deliberations with HUD and the Commission on specific matters including the Seashore and put it up to our own Commission members as to whether they feel we could expand the regional planning program in

terms of its capabilities of special detail in this area.

MR. NICKERSON: Would we as an Advisory Commission want to go on record as urging upon the various agencies involved closer cooperation and suggesting perhaps that the County planning agency would be the vehicle through which this might be accomplished.

MRS. WILES: I thought we had a policy of not voting on things at the meeting at which they were presented.

MR. NICKERSON: Do you want to take any action at all? We have had a general discussion.

MR. LEVINE: I would like to point out two items, there is a deadline that whatever work program is decided upon, if you decide to go ahead through the Park Service and HUD, it has to be in Washington by November 1. This seems as though we have lots of leeway, but we really don't when you begin to iron out details. The other is one that HUD has in every program - we cannot give you a commitment.

MR. NICKERSON: Would we want to go so far as to recommend closer coordination of the agencies involved in planning?

MR. MCNEECE: I would think if there can be a special project undertaken with special emphasis on the impact of the National Park, first on the immediate towns, and second on the Cape as a whole, that would benefit the towns and the people of the towns, and this would be something that wouldn't be undertaken by others, if it will provide a study in depth and statistics that are well founded on a detailed study, I think a special project of that kind would

come under the heading of special projects and would be worthwhile and it has been said by several people that the proper agency for doing this is the Cape Cod Planning and Economic Development Commission.

MR. DIEHL: You are thinking for instance of their transportation study?

MR. LEVINE: Transportation might be considered as part of a special study. A part - I don't think we should look upon transportation as one element and say we will concentrate on this.

MR. DIEHL: When could we implement any of these things if you have a study? How long would it take to have a study to see if we could use the railroad bed for a bus line or a narrow guage railroad, a study such as that?

MR. LEVINE: If you say who it is going to serve, where it is going to serve them, you are getting into a broader pattern and this is something I think Mr. Davis would do under an element of his study.

MR. DIEHL: He doesn't have funds to do anything, only \$6500.

MR. DAVIS: This money is for a one year inventory and analysis of all forms of transportation on the Cape.

MR. NICKERSON: Doesn't the Massachusetts Department of Public Works have all these facts?

MR. DAVIS: The State is not too strong on the Cape in traffic counts.

MR. DIEHL: How many people came over the bridge on Saturday, or

will come over tomorrow, do you know?

MR. DAVIS: We would be able to; it is counted there now. The Department of Public Works doesn't publish with any great frequency unless you want to dig it out of the monthly traffic counts.

MR. DIEHL: Could they tell us for instance how many people were on the Cape last weekend?

MR. DAVIS: The Department of Commerce made this determination in a special study on how many people are here on an average weekend day. We will be refining this and updating it.

MR. NICKERSON: If we haven't accomplished anything else we have intensified the awareness of various planning agencies that they exist and interlock. I think at this meeting or at a later one this Commission should make a recommendation to the Park Service with respect to this situation. If you are not prepared to do it today I think . . .

MR. MALCHMAN: I think Mrs. Wiles had a valid point in her desire to go back to the Selectmen. I think we all ought to go back and see what they have on their mind, to see if we can bring these thoughts back and distill something.

MR. DIEHL: I feel the same way. Have they been studying any possible future use of the railroad bed?

MR. DAVIS: We have not been able to do this. The State is I know.

MR. DIEHL: We might lose this for conservation purposes. The bike trail is suggested and here the bed is available.

MR. NICKERSON: You have to bear in mind it is in actual use in certain areas.

MR. DIEHL: I am concerned about an emergency where someone is trying to get to the hospital. An ambulance couldn't possibly get through that traffic.

MR. DAVIS: If we got the \$6500 tomorrow and signed the contract the work can probably be done in six months, but we can't have the second year funding ready in six months. We can't get new funding for about ten months, so a work schedule is one thing and a funding schedule is another.

MR. DIEHL: Is any use being made of the railroad bed?

MR. MCNEECE: Orleans and Harwich have.

MR. DIEHL: What do they want to do with it?

MR. DAVIS: Orleans wants to use it for a road; Harwich for conservation; Provincetown for a road.

MR. DIEHL: This is planning for you.

MR. CHILD: In Wellfleet and Truro pieces have gone.

MR. CARLETON: I bought the railroad bridge for the town of Truro, and the bridge has been taken down.

MR. NICKERSON: I would like to invite any of the visitors to remain for the rest of the meeting if you care to do so.

It seems to be the consensus that we postpone any recommendation until the August meeting.

(Messrs. Lawrence, Stratton, Davis, Levine, Kimball and Child depart at 3:30 p.m.)

Item 3. Communications Received by the Commission

MR. NICKERSON: Since our last meeting there was a hearing before the Committee on Interior and Insular Affairs regarding the proposed designation of Monomoy Island as a Wilderness Area. I sent the following telegram to Hon. Henry M. Jackson, the Chairman of the Committee:

"The Cape Cod National Seashore Advisory Commission after extended discussion has voted to go on record as favoring the designation of Monomoy Island as a Wilderness Area. We urge your Committee to support this proposal.

Joshua A. Nickerson, Chairman"

You will recall this was discussed by the Commission several months ago and the text of my telegram was the vote taken from the records.

I have had a letter from Stacy May, a Wellfleet citizen living near Newcomb Hollow opposite the parking area, enclosing a copy of a letter delivered by hand to Secretary Udall. This is a matter which, as I understand it, is still being held in abeyance with the Town of Wellfleet.

MR. JOSEPH: This is a matter . . .

MRS. WILES: Did you get a letter from Mr. Atwood?

MR. JOSEPH: No.

MR. NICKERSON: Perhaps I should read Stacy May's letters.

MRS. WILES: He is only one.

(Mr. Nickerson reads:)

"Dear Mr. Nickerson:

I am enclosing a copy of a self-explanatory letter that I have sent to Secretary Udall, with copies to Messrs. Garrison and Joseph.

I know of quite a few other letters of similar intent that have been written to the National Park authorities by other Wellfleet residents who share my feelings about the undesirability of an expansion of the scale and type represented by the current formulation of the Town plan for constructing and operating an enlarged parking facility at Newcomb's Hollow.

In addition to these letters, we are gathering signatures on a petition (copy enclosed) addressed to the Cape Cod National Seashore and the Wellfleet Selectmen. We have little hope of persuading the latter, since in conversations with two of them, and with a number of others concerned with Town affairs, there seems to be a deeply rooted conviction that the proposed development could be exploited commercially by the Town to yield sufficient revenue over operating costs to defray an important share of the cost of other Town functions.

Many of us are convinced that this concept, whether unrealistic or not, is incompatible with the assurances we received when we turned over our lands to the National Seashore about the principles that would be applied to their management under Park auspices.

It is my understanding that when this matter was considered by the Cape Cod National Seashore Advisory Commission it recommended that any development at Newcomb's Hollow be limited to additions that would do nothing to diminish the natural beauty of the area. You probably are aware that Mrs. Esther R. Wiles, in her report of the Wellfleet Representative to the Cape Cod National Seashore Advisory Board, published in (page 18) the Annual Reports of the Town of Wellfleet for 1967,

omits any reference to this important qualification, and makes it appear that your Advisory Commission positively recommended a land exchange that would provide for Town control of at least 1000 feet, and preferably 1500 feet, of ocean front at Newcomb's Hollow.

You will note that in my letter to Secretary Udall I pointed out that I would not have sold, for any price, my ocean-front land to the Town for a development of the type proposed. I believe that the same is true of my immediate neighbors. Yet, if the National Seashore makes the suggested swap, we shall find ourselves victimized into the equivalent of having sold our lands to the Town of Wellfleet without any of the safeguards we were assured were implicit in National Park Service management.

We were not even exercising a free choice in agreeing to sell our lands to the Department of the Interior, since we were specifically told that if we did not voluntarily agree our lands would be condemned and seized under the Federal Powers of eminent domain. The Town of Wellfleet clearly was not in a position to exercise such a coercion directly.

I hope that it will seem appropriate to you, and to the Cape Cod National Seashore Advisory Commission, to re-examine this matter. It seems clear that your prescription to the effect that any development at Newcomb's Hollow must meet the test of doing nothing to diminish the natural beauty of the area has been lost sight of - as witnessed by the account of your findings set forth in the Wellfleet Annual Reports, and the expressed intent of the Town authorities to design the development upon revenue-yield criteria.

Unless there is such a follow-up, I am afraid that irreparable damage will be done to the values that I know you and your fellow Commissioners are dedicated to serve.

Sincerely,

Stacy May"

"Dear Mr. Secretary:

I am writing to solicit your help in preventing what threatens to be an irresponsible destruction of the natural environmental values in one of the most beautiful stretches of the ocean beach within the Cape Cod National Seashore.

I am referring to the proposal now being formulated to expand the Town of Wellfleet's present parking lot adjacent to the ocean beach at Newcomb's Hollow to some three to four fold of its present 1.8 acre dimension. This can be accomplished only if the Town is able to acquire some 6 additional acres of Park owned land from the National Seashore, through exchange of other land now owned by the Town in the Marconi area - formerly Camp Wellfleet.

The Town is proposing to provide parking facilities for some six hundred cars through the projected expansion, although the present parking space (limited to permanent and temporary Wellfleet residents who purchase windshield stickers of admission) is unable to accomodate eligible parkers on not more than 16 or 18 days per year (Saturdays and Sundays of clear weather in July and August). Part of even this limitation on capacity to meet demand is attributable to the lack of any orderly parking layout or supervision.

The Town-controlled bathing facilities at Newcomb's Hollow (in common with others on the Bay and on several ponds) have never been adequately serviced to keep them reasonably free of litter accumulation, which is extended to private properties on both sides of the access road. The Town authorities state that they have not the resources to prevent or clean up the latter nuisance or to correct minor vandalism that is chronic.

In short, the Town of Wellfleet has not to date demonstrated its will or capacity to maintain recreational facilities upon standards even remotely matching those maintained on National Seashore property.

The access road to Newcomb's Hollow is narrow, winding, pitted and has dangerously blind intersections where Gull Pond Road and Ocean View Drive converge with Gross

Hill Road. At the present time there are not even road-name signs which are elementary necessities even under current traffic-load conditions.

The Cape Cod National Seashore Director has informed a number of us that the Park regards any major expansion of the type proposed as undesirable in this area, but that the Town's request may well be accommodated in the absence of strongly registered protest. The Park made an offer for a land swap that approximately would double the area of the present Newcomb's Hollow parking lot, and suggested another transaction that would provide for a larger Town beach expansion at Le Count's Hollow a few miles to the South. The Town Selectmen turned this down, and are submitting their demand for a six acre expansion (the original request was for ten acres) for a facility that would include parking lot, public toilets and a refreshment stand. The establishment of this would require extensive bull-dozing of hummocks and filling of hollows to the end that six more acres of beautiful bearberry cover would be replaced by a greatly expanded flat of ugly rutted and sand drifted black top.

I should be opposed to this proposal on principle, as a full-time resident and voter in Wellfleet who resents the desecration of the Cape's unique attractiveness in any location, but it is only fair to point out that I am not a disinterested party. All, or almost of the National Seashore property involved in this proposal that lies on the North side of Gross Hill Road is land that formerly belonged to me, and extends from the knoll on which my home stands to the ocean shore.

When the National Seashore was formed I was a strong proponent, and I gladly turned over 10 out of an original 14-1/2 acre holding to the Seashore, without bargaining and accepting its first offer. I did this because I relied upon the assurances offered that conservation would be the principal aim that would be forwarded under this program. I would not have sold this land to the Town for the use now proposed at any price. Many of my neighbors in this vicinity sold (one even donated his acreage) to the Park upon a similar basis and with the same reliance.

We all would feel that there had been a breach of

confidence if this reliance should prove to have been ill-founded. This destruction of basic values can be prevented merely by a refusal of the Park to lend itself to something that its officials judge to be prejudicial to basic aims, and which is contrary to the advice of the National Seashore Advisory Commission for Cape Cod.

I hope that the values I am seeking to conserve are sufficiently aligned with your own to persuade the Park Service to refuse to enter into a land exchange that runs counter to what we have understood to be its aims.

Sincerely,

Stacy May"

(On July 15 Mr. Nickerson replied as follows to Mr. May's letter of July 6.)

"Dear Mr. May:

Thank you for your letter of July 6th with which you enclosed your letter to Secretary Udall dated June 26th. At the meeting of the Cape Cod National Seashore Advisory Commission on Friday, July 12th, your letter was read.

It was the consensus of the Commission that since no specific proposal has yet been presented to it in connection with the proposed exchanges of land which involve the Newcomb's Hollow area, it could not, at this time, offer any advice to the Park Service on the subject, other than what it has already indicated and to which you refer in your letter.

Obviously it would be desirable both from the point of view of the National Seashore and that of the Town, that there should be some sort of exchange involving other lands which the Town may desire in exchange for the 72 acres, more or less, which the Town is said to own right in the middle of the former Camp Wellfleet area and which has a frontage of some 600 feet on the ocean. However, until the Town has made some specific proposal to the National Park Service or until the Town and the Park Service have reached some sort of mutual agreement as to possible alternatives, the Advisory Commission has little

on which to offer advice as to specifics. As of its last meeting the Commission knew of no such definite proposals.

You may be assured that your point of view will be given serious consideration by the Commission when its advice is sought.

Sincerely yours,

Joshua A. Nickerson, Chairman
National Seashore Advisory
Commission"

MRS. WILES: I think it is too bad a person like that doesn't come before the Lands Committee and find out what is being done before they write such a letter. I don't believe one of those people have come before the Lands Committee and asked what has been done. Mr. Thompson brought in a map with the specific objections to what we proposed. I think it is all right for me to tell this now. We studied the map and what we wanted and tried to meet that as nearly as we could. One objection was that there were two sand dunes which they were afraid we might ruin, so we said, you can have your sand dunes, we don't want yoursand dunes, we would like to have the parking area back of the dunes, and that is less than the Town Report says. I put in ten acres because you always put in the maximum. We wanted to have enough land so that we wouldn't have to black-top the whole thing and have an ugly looking parking area. We wanted to have it look good. We have asked that we be given a guaranteed frontage of five hundred feet either side of our roadway so that people can get on to the beach, and that is about

what we have asked. We thought we had met Mr. Thompson's and the Park's objection to what they said.

MR. NICKERSON: Have you had a specific proposal from the town?

MR. JOSEPH: No, not in writing.

MR. NICKERSON: Until you have it is going to be difficult for us to . . .

MRS. WILES: He said he was bringing this in, also with a map.

MR. JOSEPH: On June 17 at Mrs. Wiles' suggestion I met as planned with the Selectmen and Mrs. Wiles. I outlined the plan I thought necessary in terms of meeting the public interest in a proposed exchange. Ben Bean attended this meeting with me. There was a large amount of discussion regarding many of the types of things Mrs. Wiles has mentioned being covered. However, I can't comment on them until I see them in writing.

MRS. WILES: You do remember you heard . . .

MR. JOSEPH: This was all said, and I made the statement that I would have to see the methods of operation and the way it would be developed and sufficient maps and design so that we would know specifically what is intended by the town. The Selectmen thought they could produce that information. You have indicated that this has been done, but I have not seen it. If it doesn't appear to have the detail necessary when I see it I will write the Selectmen accordingly.

MR. NICKERSON: It seems that before we have such a proposal it

will be impossible to act in an advisory capacity in this matter.

MR. JOSEPH: I would think so.

MR. NICKERSON: Is there any other correspondence?

MR. JOSEPH: I have one letter that came to me which I would like to read to you. It is from Mr. Theodore W. Seaman of Box 11, North Eastham, Massachusetts, and is dated July 10, 1968. (Reads)

"Dear Mr. Joseph,

Although I realize your commitment has forced you to close Range Road, I would like to do whatever I can to preserve it for future use.

There can be no doubt that the beaches are the most popular feature of the National Seashore and that there will be a much greater return in pleasure for the money spent on them than any other expenditure your department can make.

Nauset and Coast Guard are just too crowded for my family to use and we always appreciated the Range Road Beach.

I would like the opportunity to go into this matter further with you or your Advisory Board.

Sincerely yours,

Theodore W. Seaman"

I believe my progress report will give you some information you might want to keep in mind in suggesting what might be done with that.

MR. NICKERSON: I think I would like to write to Mr. May and tell him his letter was read at the meeting today and the Commission was not in a position to take any action.

MRS. WILES: Why don't you suggest he come and attend one of our Lands Exchange meetings?

MR. NICKERSON: I hardly think this is a suggestion I could make to him as Chairman of the Advisory Commission.

MRS. WILES: You can say that Mrs. Wiles suggested he attend and inform himself.

Item 4. Progress Report - Cape Cod National Seashore

MR. JOSEPH: A contract was entered into with M. F. Roach Company of North Eastham in the amount of \$257,052 for the construction of the road and parking area for the new beach, and obliteration of the Range Road in South Wellfleet. Work is under way and the contract period is 200 days. At every stage this office has taken action to expedite the project and this will continue as it is our full and complete intention that the roads and parking areas as well as the stairs to the beach will be completed and ready for use during the 1969 season.

MR. NICKERSON: Does that mean that he will be laying black-top next January and February?

MR. JOSEPH: Not necessarily. The 200 days are working days. If the weather interferes there would be a Stop-Order. Having such imponderables in mind is the reason why we didn't delay the start of the contract.

A contract was entered into with the JoLEE Construction Company of Attleboro Falls, Mass., in the amount of \$60,465.85 for comfort stations and utilities at Nauset Light Beach and near the Hemenway Landing. The contract period is 90 days.

A contract was entered into with M. F. Roach Company in the amount of \$30,718.25 for the parking area adjacent to the sand pit in Provincetown, this side of Snail Road. The contract calls for 30 days for completion, but at this writing it appears the work will start after Labor Day as it is my opinion that first priority should be given to the new beach in South Wellfleet. In the Marconi area the work can go on through the summer season without serious interference with travel and public use. In the parking area near Snail Road there is heavy traffic on U. S. 6 immediately adjacent to the project, and also the trucks which remove sand from the sand pit are very active throughout the summer season.

A contract was entered into with James M. Silva of Provincetown in the amount of \$5861.16 for expansion of the Race Point parking area. This project will provide another 40 parking spaces. The contract is for 90 days and is expected to start immediately.

The contract with Transit Seeding, Inc., of Mansfield, Massachusetts for planting at the Provincelands Visitor Center area in the amount of \$18,811 is expected to start about September 15. A pre-construction meeting was held on July 10.

A contract was entered into with JoLEE Construction Company for extension of dormitories at the Wellfleet Civilian Conservation Center in the amount of \$11,045. The work includes connecting two sets of dormitories (four buildings are involved altogether) and excavating, backfilling and compacting as well as all carpentry work are in this project.

The existing construction at Provincelands Visitor Center is on schedule. No special problems have been presented and according to information furnished our construction supervisor by the contractor, Earl Wall, the work will be finished on or before the contract completion date of October 11. The amphitheatre continues on schedule with completion expected July 25. Hardening is being put in place and compacted at the seating area preparatory to the installation of the base coat of bituminous paving.

Following up our comment in our last progress report about the interest of the Indiana Dunes Lakeshore Advisory Commission in meeting here with the Cape Cod National Seashore Advisory Commission, the date of October 4 was suggested after consultation with Chairman Nickerson. This date in October was suggested rather than October 11 inasmuch as the following day, October 12, is a holiday usually observed in Massachusetts. However, in accordance with Mr. Nickerson's suggestion it was indicated that if the Indiana Dunes Commission had alternate dates they would be considered. The

Indiana Commission had indicated through our Regional Office that they would like to fly out on a Friday and meet with the Commission on Saturday, but the date of October 4 was suggested because that is a regular meeting date of the Cape Cod Commission.

MR. NICKERSON: I will be off the Cape from October 3 - 7. I didn't know about this at the time we talked. Leo (Diehl) could be Chairman.

MR. JOSEPH: Maybe this could be moved up to September 27. They thought of coming on a Saturday and going back on a Sunday because they would fly. Maybe they could use the airplane just as well on Friday. Do you think you want to consider a Saturday meeting in negotiating with them?

MR. NICKERSON: I think that is up to the Commission. It is a bad day.

MR. JOSEPH: At the request of Mrs. Wiles on June 14, I met with the Wellfleet Selectmen and Wellfleet Land Exchange Committee and the Town Moderator on June 17 at Wellfleet Town Hall. The group presented a sketch indicating a proposed exchange in the neighborhood of six acres in the Newcomb Hollow area and discussed at length the planning, protection and development of the area which they had in mind. I anticipate receiving from the Selectmen a plan and proposal embodying all of the details.

On another subject, seasonal use is heavier than last year, but the staff is well oriented and is handling the increased visitation very well. We could always use additional funds and personnel in providing basic, essential services involving visitors and our relations with the Towns, but I would say that the operation is proceeding very smoothly considering the fact that we are still at mid-point in our land acquisition and development program. The visitation for June 1968, as I mentioned earlier, totaled 506,787, an increase of 28% over the total of 395,721 for June 1967.

Maintenance and protection and interpretive programs and activities have been focused on the heavy summer use season. There has been a good deal of trail improvement since last summer with new sections added to the Atlantic White Cedar and Red Maple Swamp areas, and a new Nauset trail from the Salt Pond amphitheatre to Coast Guard Beach (with a shorter loop trail back to the amphitheatre should the visitor desire). The Beech Forest trail has not yet been marked by signs, but as you know it is an excellent trail system.

Based on inquiries received at this office, arrangements were made for use of the Job Corps gymnasium on Sunday mornings for an additional Mass during the months of July and August through Father Alan Nagle of Our Lady of Lourdes Parish in Wellfleet, due to the extreme congestion and crowding at the church in Wellfleet.

MR. NICKERSON: May I inquire if this is limited to the Job Corps and personnel of the Seashore?

MR. JOSEPH: No. It is open to the public. This is the type of situation where if facilities exist and arrangements can be made where a church or other institution can use them with no conflict, we will make them available.

MR. NICKERSON: Are there any questions anyone would like to ask about Mr. Joseph's report? There is one question I would like to ask with respect to the change in the regulations affecting beach buggies. As I recall at previous discussions the new regulation required them to be off the beach unless actually fishing, and that they could congregate in an area to be designated. Has such an area been designated and are they required to go there?

MR. JOSEPH: Yes, and subject to changes in the beach, the designated area may not always be the same.

MR. NICKERSON: No more indiscriminate overnight camping?

MR. JOSEPH: No, they are there for the purpose of fulfilling their fishing expectations.

MR. NICKERSON: Any trouble?

MR. BEAN: No.

MR. JOSEPH: We get compliments regularly.

MR. NICKERSON: At North Beach in Chatham these so-called beach buggies which are really elaborately equipped living quarters on a vehicle congregate in groups of two, three, twelve on the

ocean front at the high tide mark, where at Truro and Provincetown I understand you require these people can no longer stay there but must move to designated areas when not actively engaged in fishing. Most of those at North Beach have three or four poles which they put into the sand when they arrive and leave them there until they go away. This does not allow anyone else to use the area. I was wondering how you interpret "actively engaged in fishing."

MR. BEAN: It is kind of a fine point, and if he has his gear out in use it is fishing.

MR. NICKERSON: At North Beach they settled down just clear of the edge of the water.

MR. JOSEPH: There is an element of judgment, of discretion, that must be exercised. In other areas involving fresh water, a fishing rod and reel in their hand is prima facie evidence of fishing. This is a matter that hasn't been pin-pointed in terms of regulations.

MR. NICKERSON: Have you asked people to move?

MR. BEAN: It is quite informal this year.

MR. NICKERSON: How many are you dealing with on a week end in these areas?

MR. JOSEPH: Last week end I was out and I counted 23 rigs at the area just East of the Race Point Light.

MR. BEAN: I think it is about the same as you saw.

MR. NICKERSON: That is not very many. You probably have 100 or more in the Nauset Beach area which are Town owned lands for the

most part.

MR. JOSEPH: We would have 60 or 70.

MR. BEAN: Seems I heard a figure of something less than 100.

MR. NICKERSON: Do you think the number is increasing?

MR. JOSEPH: Judging from my observations I would say it is about the same. It is obvious that many people, for one reason or another, stay in town.

MR. MCNEECE: Do they have this problem at Fire Island National Seashore?

MR. NORRIS: No, we do not because we do not allow this kind of use at our beaches at this time of the year. They can do this only after September 15 and prior to May 15. We have off-season use of this type.

MR. NICKERSON: By camping on the beach, do you mean they can sleep in their vehicles?

MR. NORRIS: They use a special type of recreational vehicle suitable for travel over sand.

MR. MCNEECE: Is fishing good there during the summer?

MR. NORRIS: No. It is excellent in the Fall, the beach front where this is done is limited to six miles, a very specific area. The County has four and one-half miles so there is a strip of ten miles free of communities where this is done. There are a few scattered camps.

MR. NICKERSON: What is happening at North Beach is that the

occupants of these beach buggies are taking over the most desirable areas for fishing by putting up their rods and living there for 72 hours so no one else can fish there.

MR. JOSEPH: In connection with the desire to park where fishing is good, many of these rigs are equipped with portable trailers and on these they haul a boat and outboard motor. In the last few weeks I have observed the ocean has been as calm as a mill pond and boats with outboard motors were skimming along as though they were on a lake. Under those conditions it is quite safe aside from some motor boat hazards, but normally the rough water precludes this use. We have to be careful of all the aspects of use since it is within the Seashore, in terms of avoiding camping, in terms of fishing operations, in terms of manpower involved to patrol or participate in search and rescue operations.

Item 7. Agenda Items and Date for Next Meeting

MR. NICKERSON: How about agenda items for the next meeting? We have already set the date for August 2.

MRS. WILES: Don't we usually skip the August meeting?

MR. MCNEECE: We have the matter of the subject of the Master Plan revision.

MRS. WILES: I think we should take these section by section.

MR. MCNEECE: I mentioned this as a reminder that we shouldn't skip the August meeting.

MR. NICKERSON: The changes in the new draft and the one that preceded it should be considered.

MRS. WILES: After all I don't have the leisure time some of you do to study these things.

MR. JOSEPH: If you would like I can run through the July 2 changes. In the first place the first three pages are unchanged. This accomplished the lion's share of what everybody is concerned about anyway. We have added Page 2b on which we added a statement regarding the cooperative program for environmental conservation. Mr. Dame has talked with you about this. It follows out many of the same ideas which were expressed when Mr. Brooks was here.

MR. NICKERSON: I wondered why you limited it to Boston.

MR. JOSEPH: We had to start someplace.

MR. NICKERSON: I was thinking of Cape Cod schools.

MR. JOSEPH: There will be abundant cooperation with the Cape Cod schools.

MR. NICKERSON: Since this is a long range program, why limit it to one city? Why say so in your plan?

MRS. WILES: What are these environmental study areas?

MR. JOSEPH: The use of Skiff Hill means that school systems from Provincetown to Hyannis, locally, will have an opportunity to bring classes there and learn about botany, biology and the total environment on field trips, there will also be exhibits and study material available in the basement at the Visitor Center. Possibly

the section regarding the NEED program should have been in a separate paragraph. Fire Island has already had one group visit there from New York under this program in which they stayed a week at Fire Island. We would have a pilot program here from the Boston area.

MR. NICKERSON: Where will you house such a group?

MR. JOSEPH: We will temporarily use the only space that is available, the former Nauset Coast Guard Station, but it is well established that the Coast Guard Station becomes a lifesaving museum.

MRS. WILES: I think with all the visual aids we have that a good deal of work in recreation or anything else can be done in the classroom and they don't need to bring these kids down to stay a week to any of these places. It adds a lot to taxes when you take it all over the United States. Our taxes are getting well out of hand; I don't think we should add anything to our taxes. They couldn't care less.

MR. JOSEPH: We aim to overcome that sentiment.

MR. NORRIS: Our experience has been that this is one of the most exciting things I have ever seen. The children we had at Fire Island were from the South Bronx area, but the classes picked were representing various types of students studying in their school with one week for an out of door experience. They had a continuing program in their school throughout the season which

included this one week in which they applied the knowledge they had accumulated. It was the most remarkable thing I have ever seen.

MRS. WILES: You don't mean to tell me you have to bring people from New York. I think it is time that the taxpayers were given more consideration. I am sick of paying taxes, I don't know about the rest of you people. I do not see the necessity, with the United States in debt as it is, to add a thing like this.

MR. NICKERSON: Mr. Joseph, would you go ahead and explain the other changes so that we can act on them next time.

MR. JOSEPH: We added five items under "Trails" on Page 2c. On Page 2d we added a paragraph about Great Island.

MR. NICKERSON: In a previous draft you said "No additional major points of access are planned . . . beyond completion of the South Wellfleet beach . . ." Does the Seashore have a lot of land at Duck Harbor?

MRS. WILES: The town owns seven acres.

MR. JOSEPH: Which the town wishes to retain. To the south we have purchased several hundred acres.

MR. NICKERSON: You could have the same situation there as you had at the Head of the Meadow.

MR. JOSEPH: Which works very satisfactorily.

MR. NICKERSON: You had some hesitancy at the time.

MR. JOSEPH: I didn't know I had hesitancy, it was all planned before I came; there was some discussion in the town of Truro as

as to whether or not the road which serves both would continue as a town road.

MRS. WILES: Is your beach going to be on Bound Brook Island?

MR. JOSEPH: No. I said we owned land south of Duck Harbor, but it is on the Bay.

MRS. WILES: You said one time it was against your policy to go in competition with the town.

MR. JOSEPH: In respect to beaches?

MRS. WILES: Yes.

MR. JOSEPH: I don't recall any such commitment.

MRS. WILES: You said you wouldn't put a beach right next to a town beach.

MR. JOSEPH: I have said abundantly that where a town has a landing of its own we would stay out.

MR. NICKERSON: You have a similar situation in Truro. That situation is working well?

MR. CARLETON: Yes, it is.

MRS. WILES: On Page 3 we are talking about too much travel etc., and here we are encouraging . . .

MR. JOSEPH: I think you are mis-reading. We are suggesting emphasis on off-season use and providing facilities that lend themselves to longer periods of use. On the same page also we have a paragraph regarding park capacities which lends itself to a statement which Bob McNeece made here today.

MR. MCNEECE: I didn't mean to imply that the Seashore as a whole would have to have its facilities cut off, but only specific areas such as beach, nature trail, etc., when that is at its capacity you would wait until it empties.

MR. DIEHL: You did that last year.

MR. JOSEPH: On Page 4 under "Camping" the last sentence has been added, which states: "No overnight campgrounds will be provided through the Cape Cod National Seashore construction program." On Page 6 under "Resource Management Programs" we have added in the first sentence "based on sound ecological principles, for such things as follows;" the reason is to get across the same basic idea we talk about under Environmental Conservation because we want to emphasize that. On Page 6 we have added as Item 5 a sentence reading: "Improvement of basic natural resources for economic as well as aesthetic benefits, subject to scientific studies by the Commonwealth approved in accordance with management resource plans and the Master Plan." This is under the general heading of "Resource Management Programs", this concerns, for example, your vote a year ago that we try to work with the Town of Wellfleet in shellfish management during the winter months, even though for the balance of the year vehicles would be prevented from traveling on Great Island. We attempted to set up a program based on sound management. This is stated as a matter of principle. Item 6 is slightly different because of an addition, it now reads: "Control

of undesirable population of insects and suppression of plant diseases in accordance with Departmental regulations and in cooperation with authorized control authorities. The general policy will be to avoid blanket approval of any such control and to require specific management plans submitted by cooperating authorities to be approved in advance."

MR. NICKERSON: What does this mean in terms of mosquito control.

MR. JOSEPH: This means the Mosquito Control Project will have to tell us in advance instead of our finding out after. As you know there was a discussion here about that. We want to cooperate with them and we have abundantly, but as you all know it came out in a discussion concerning insect control matters which we had some-time back, that someone did use DDT and if it is to be used it seems as though there should be some advance notice.

MRS. WILES: He said they used DDT because it was so much cheaper than anything else.

MR. JOSEPH: This is a standard reason.

MRS. WILES: It is a poor one.

MR. JOSEPH: I agree with you, and anything we could do to make that approval necessary in advance will be helpful. Obviously you are going to have to exercise judgment in how you get it. Item 10 is new, it says: "To confine all material planted on seashore property to natural species unless specific approval is obtained from the Regional Director to substitute species." It

has been a practice but it hasn't been dignified as a policy. What I would like to get from the Commission in due time is an expression as to whether or not these purposes and objectives conform to your opinions or whether we should alter them.

MR. NICKERSON: What you have done is to go into further detail and elaborate. Let's put this on the agenda for our next meeting.

MR. JOSEPH: Dave (Kimball), you have read this, what are your feelings?

MR. KIMBALL: I think perhaps some of it, particularly in the introductory section, belongs more in the new planning section.

MR. JOSEPH: For example, I put in a paragraph called "Regional Analysis". From my own knowledge it shapes up into something like Leo (Diehl) has been talking about.

MR. NICKERSON: The Administrative Policies for recreational areas state that recreation shall be recognized as the dominant or primary resource management objective, and that natural resources may be utilized and managed for additional purposes where . . . compatible with fulfilling the recreation mission of the area. And that other resources shall be managed compatible with the primary recreation mission of the area. That is that recreational areas shall be run for recreational use and anything else shall be subordinated, but I think you have overcome that by quoting from the Act itself in here.

MR. JOSEPH: The policy, as you will read, says that the legislation

shall govern.

MR. NICKERSON: The Administrative Policies for Recreation Areas of the National Park System is the guidebook for management and it recites that outdoor recreation shall be recognized as the dominant or primary resource management objective, and yet by quoting the Act at the important position at the beginning of this section obviates the necessity of making too big an issue of it.

MR. JOSEPH: I am glad you feel this way. I feel that way myself.

MR. NICKERSON: I wouldn't feel that way if you didn't put it in here and in this particular section. In other words their book says one thing and the Act says another, but by quoting the Act you will overcome that situation as effectively as we can.

We have two agenda items now for next meeting: the Demonstration Study Project and the Master Plan. Both are vital and I think we should come to the next meeting prepared to take whatever action we are going to at that time.

MR. JOSEPH: I would like to add to the agenda whatever is pending in terms of commercial operations.

MR. NICKERSON: Will we be getting a revised plan of land use areas in the new Master Plan?

MR. KIMBALL: Yes but there will be some changes in the format.

MR. NICKERSON: I hope they will be improvements.

MR. KIMBALL: We hope so too. We find that the standard plan size

sheets are extremely awkward to handle and when they are reduced to one-half size, which I believe is the size provided the Commission, they are almost impossible to read without reading glasses. Some years ago the Service decided to go to book size which is 8-1/2 x 11. The plans can be on normal size pages or fold out. We try to keep them to one fold out for convenience in use but it is not absolutely essential to do so if we need larger plans to get the message across. You will eventually receive a plan which is complete although some details such as specific management programs, purposes and objectives, although strong enough to provide guides will not be spelled out in detail as to how any given part of the Park will be managed.

MR. NICKERSON: Will this show the general location of any proposed facilities, roads, beaches, bridle trails?

MR. KIMBALL: Yes, of any major and schematic rough lay-out of any proposed facilities in a given unit.

MR. NICKERSON: I gathered from what is said in this that it is not planned to develop any ocean front beach once this is completed.

MR. KIMBALL: I would think not. Just for the sake of satisfying myself and other team members we would wish to take a look, but I have been following the situation at Cape Cod for several years and I have never seen a location where I would want another major ocean beach beyond the one shown on this plan.

MR. MCNEECE: You mean after South Wellfleet Beach is completed?

MR. KIMBALL: Yes, I think any suggestions for more ocean beaches would have to be carefully thought out and studied. As has been pointed out earlier the Service is going to have to decide the capacity of these facilities and coordinate the use of these facilities, particularly at the beaches.

MR. JOSEPH: You will all remember that our 500 car parking area, which at one time was 650, then 350 and finally got back to 500, is designed so that there can be expansion at some time.

MR. NICKERSON: Isn't it your theory that about 500 is a desirable operation for a beach facility? Fletcher Davis says they have highest use at protected areas. I had in mind to extend protection.

MR. JOSEPH: These terms become highly relevant. People who use beaches can spread out at will. There is nothing to prevent if they want to enjoy life guard protection and the proximity of the restrooms, but many on their own volition walk up and down long distances away from the protected area.

MR. NICKERSON: This is something you want to encourage, isn't it?

No further business appearing the meeting adjourned at 4:45 p.m.

(For Administrative Use Only)

M I N U T E S

Seventy-second Meeting

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

AT

Headquarters, Cape Cod National Seashore

August 2, 1968

AGENDA

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Seventy-Second Meeting

August 2, 1968

<u>Item</u>	<u>Subject</u>
1.	Adoption of Agenda
2.	Approval of Minutes of Previous Meeting
3.	Communications Received by the Commission
4.	Progress Report - Cape Cod National Seashore
5.	Master Plan Revision - Cape Cod National Seashore
6.	Regional Planning
7.	Commercial Operations
8.	Agenda Items and Date for Next Meeting
9.	New Business

The seventy-second meeting of the Cape Cod National Seashore Advisory Commission was held on August 2, 1968 at the Administration Building in the Marconi Station Area, South Wellfleet, Massachusetts following a morning field trip which included inspection visits to the Wellfleet Beachcomber Club at Cahoon's Hollow and the Highland House and adjacent areas in North Truro. The following members were present at the meeting:

MEMBERS

Joshua A. Nickerson, Chairman
 Leo E. Diehl, Vice Chairman
 Robert A. McNece, Secretary
 John W. Carleton
 Ralph A. Chase
 Josiah H. Child
 Esther Wiles

Recommended by

Barnstable County
 Secretary of the Interior
 Town of Chatham
 Town of Truro
 Town of Eastham
 Commonwealth of Massachusetts
 Town of Wellfleet

OTHERS: National Park Service, U. S. Department of the Interior

David A. Kimball (Historian), Office of Resource Planning, WSC
 Kenneth L. Smith (Engineer), " " " " "
 James Godbolt, Office of Resource Planning & Visitor Protection, NER
 Joseph T. Clark, Project Supervisor, PSC
 Stanley C. Joseph, Superintendent, Cape Cod National Seashore
 Norton H. Bean, Supv. Park Ranger, " " " "
 Lyndell Baldwin, Secretary " " " "

Absent Commission members: Nathan Malchman (Town of Provincetown), Gaston Norgeot (Town of Orleans), Robert L. Yasi (Commonwealth of Massachusetts).

The meeting was called to order at 1:45 p.m. by Chairman Nickerson

Item 1. Adoption of the Agenda

It was moved, seconded and VOTED to adopt the Agenda as printed.

Item 2. Approval of Minutes of Previous Meeting

MR. NICKERSON: We have not acted upon the Minutes of our seventieth meeting which was held on June 14. What is your pleasure.

MRS. WILES: On Page 7, about two-thirds of the way down - I said: "I understand somebody sent a copy to the Judge," not "it is time somebody sent a copy of this letter to the Judge." In fact it was sent to Washington I think.

It was moved, seconded and VOTED to approve the Minutes of the June 14 with the above change noted. Also to defer action on approval of the Minutes of the July 12 meeting until the next meeting of the Commission.

Item 3. Communications Received by the Commission

MR. NICKERSON: I have had quite a few. I don't want to take the time of the Commission to read them all unless you feel it is necessary. There was one from Stacy May about the Newcomb Hollow situation, another from Ann Dickey about Newcomb Hollow, one from Dr. R. W. Clifford about the Highland House, which we visited this morning, and another from John Hughes Hall about the Newcomb Hollow situation.

MRS. WILES: Well, as I said at the last meeting, these people have not informed themselves - they have not come in to find out the truth; so I think these letters - I think they should not be recognized until they go to people and find out the truth, then write in. I called up Mr. May and had quite a talk with him.

MR. NICKERSON: I have written them all in much the same way, in ...

MRS. WILES: Who are these other people?

MR. NICKERSON: Mrs. Ann T. Dickey gave her address as Box 606, Wellfleet, and she sends along a copy of a letter she sent to Mr. Garrison. Mr. Hall writes from 33 East 61st Street, New York City. He says he has lived in Wellfleet for a long time, 31 years, and has been a land owner and a taxpayer on Bound Brook Island for 18 years, and that he is a year round resident and voter...

MRS. WILES: That isn't going to affect him. Bound Brook Island is about as far away as you can get from Newcomb Hollow.

MR. NICKERSON: And Stacy May, I think you know about him. My reply to all is to the effect that before any exchange is concluded by the Park Service they would seek the advice of this Commission. My reply to Mr. May is recorded together with his letter in the Minutes of the July 12 meeting. I replied to Mrs. Dickey as follows:

"Dear Mrs. Dickey:

Thank you for sending me a copy of your letter to Mr. Lemuel Garrison dated July 14, 1968. Up to the time of the last meeting of the Cape Cod National Seashore Advisory Commission which was July 12, 1968, no specific proposal with respect to land exchanges involving Newcomb's Hollow had been presented to it.

The Town is said to own a substantial acreage in the Camp Wellfleet area with a frontage on the Atlantic Ocean of some 600 feet. It has been suggested that this land be exchanged for land of like value which the Town might wish to acquire from the National Seashore. One, among several locations which might be included in such an exchange is land adjoining that presently owned by the Town at Newcomb's Hollow.

Before concluding any such exchange the Park Service would seek the advice of the Advisory Commission. This advice, however, cannot be given until there is something specific, or at least a choice of possible alternatives, presented to the Commission for its consideration. I am hopeful that the Town of Wellfleet and the Park Service will present some proposals of this nature soon.

s/Joshua A. Nickerson, Chairman
Cape Cod National Seashore
Advisory Commission"

MRS. WILES: Didn't Mr. Atwood send you a letter?

MR. JOSEPH: He sent a letter, it is ready for your review today.

MRS. WILES: Did you send that on to Washington?

MR. JOSEPH: I replied immediately, and we can take it up later. It is covered in my Progress Report.

MR. NICKERSON: That is about as far as I can go on communications.

(MR. JOSEPH AND MR. CHILD LEFT THE MEETING AT 1:50 PM TO ATTEND A FUNERAL.)

MR. NICKERSON: This brings ^{us} up to Item 4 which is the Progress Report.

Item 4. Progress Report - Cape Cod National Seashore

MR. NICKERSON: (Reads the Superintendent's Progress Report):

Rather than furnish percentage points of progress, it is sufficient in this report to indicate that the construction projects are continuing to proceed as planned. These include the entrance road and project for parking 500 cars at the South Wellfleet Beach, addition of 40 parking spaces at Race Point; the Visitor Center and Amphitheatre at Provincetown, both nearing completion, and preparations for construction of the two comfort stations at Skiff Hill and Nauset Light Beach.

In addition to the commercial operations viewed today, the Nickerson Sand Pit at Eastham should be considered at a future meeting. You will also be interested in looking at the Doane Rock Picnic Area, the plans for which have been prepared, and which it is expected will be out for bid sometime in the future.

In a telephone conversation following our letter of June 14 to Commander McKellar, Chairman of the Provincetown Airport Commission, he advised that the Airport Commission was deferring its plan for a refreshment stand at the airport. It is assumed we will hear from the Airport Commission at a later date which will give an opportunity for better planning if a proposal for such a facility is re-submitted.

The operator of the refreshment stand at Nauset Light has requested consideration be given to additional parking space, and this will be given careful review on the ground, and study in connection with the over-all plan for that area.

The visitation and Visitor Center Figures for January through July 1968 are summarized as follows:

Visitor Center (Salt Pond)	Jan - July 1968	195,284	5% incr.
	Jan - July 1967	185,786	
CCNS Visitation	Jan - July 1968	1,887,905	12% increase
	Jan - July 1967	1,692,124	
Guided Walks:	264 - attendance:	3,976	
Evening Programs:	30 - attendance:	9,516	
Terrace Talks:	227 - attendance:	1,571	

Due to the fact that the visitor center at Provincetown is still

under construction the dedication of the visitor center and the amphitheatre will be deferred until next Spring. However, the Provincetown Symphony Orchestra will hold an unpublicized rehearsal for approximately 20 minutes on August 3 to test the accoustics of the shell.

It is believed that Mr. Child, as Secretary of the Conservation Commission of Provincetown may wish to present the subject of sand filling Pilgrim Lake, which was mentioned briefly on June 14. To bring the Commission up to date, Mr. Child's letter reads as follows:

"Dear Mr. Joseph:

The members of this Commission are much concerned about what is happening at Pilgrim Lake (East Harbor).

The sand from the dunes is moving in some places as much as thirty feet a year, thus making the lake smaller and smaller. Moreover the sand, when blown by the wind, is filling in the entire lake at a rapid rate, making it now only an average depth of from two to three feet. If a big effort is not made to remedy this situation it is likely that there will be no lake left there within a few years.

Perhaps the Scientific Advisory Committee could give some help and advice on the matter of controlling the movement of the sand there.

Sincerely yours,

s/Josiah
Josiah H. Child, Secretary
Conservation Commission of
Provincetown"

Considerable correspondence has been received relative to Newcomb Hollow. My position is indicated in my letter of July 19 to the Town of Wellfleet, which was in response to the letter from the

Town dated July 15. The letter from the Town read as follows:

"Dear Mr. Joseph:

It is our understanding, as a result of the recent conference held at the Wellfleet Town Hall, between you and the Board of Selectmen and the special committee appointed to study possible exchange of lands between the United States and the Town of Wellfleet that it would be advisable to submit at least an offer relating to a partial exchange of property, reflecting a proposal concerning the beach area at Newcomb Hollow in Wellfleet. This area is the prime concern of the community at this time and the intention of this letter is to submit a sort of pilot proposal, indicating the attitude and plans of the Town of Wellfleet, while plans of other locations are being reduced to actual plan status.

A scaled plan is herewith enclosed, which plan was discussed at length at our last meeting, and which indicates the area desired at Newcomb Hollow. The area shown in red defines property presently owned by the Town of Wellfleet including the road area known as Gross Hill Road. The area colored in blue defines the area considered essential for the use of the Town of Wellfleet at this location. In addition to the upland to be transferred to the Town of Wellfleet, we desire to have the conveyance include the appurtenant right in the Town of Wellfleet to have exclusive control management upkeep and maintenance of the beach area extending 500 ft. northerly of the Town Parking lot and a distance of five(500) feet southerly of the said parking lot. The beach area to extend from the upland or bottom of the dunes to the Atlantic Ocean.

The proposed area of exchange provides for complete protection of the existing dunes, title to which would remain in the National Seashore. The area on the southerly side of the existing road would be parallel to the Atlantic Ocean and a distance of 250 feet from the base of the dune adjoining the beach. The area on the north side of the presently owned Town land would exclude the existing dunes and be approximately one hundred sixty (160) feet from the base of the dune adjoining the beach. The area proposed for transfer is about at road level or below and would in no way adversely affect the terrain or view

of the water by levelling or filling to road level.

I am certain that from your examination of the land proposed to be transferred that it will be evident that every effort has been made to define an area which conforms to topography so as to do little or no damage to the natural beauty of the terrain. We believe that the suggested area can be levelled for parking use by using the existing materials within the plot plan, and that only hardening will be required to prepare a base for placing bituminous concrete on the proposed area for parking.

It is planned to make adequate parking facilities for beach use, the area to be Town owned and operated. Use of the area would be restricted, at least in the beginning to taxpayers of the Town of Wellfleet, or persons occupying taxable property, as tenants or guests of property owners. The use would be controlled by the beach sticker system presently in effect at all Town owned beaches in Wellfleet. It is possible that after the beach area and parking lot has been fully developed that other persons could be accommodated, but such an extension of use would be governed by local requirements.

Money received from the existing beach sticker program is deposited in a fund for the improvement and development of beach areas and Town Landings. If an exchange of land as herein proposed is made, recommendations would be made at the next annual town meeting to concentrate on the improvement of this beach area so that major improvements would be completed before the 1969 season. The area on the northerly side of Gross Hill Road would be levelled and surfaced initially and thereafter the area south of said road would be similarly developed. The area on the northerly side of Gross Hill Road, adjoining the present parking lot cannot be expanded much more than 30 feet without interfering with a small dune that should be retained for lateral support and protection of vegetation. The area south of the present road would be developed within the availability of funds from the westerly boundary easterly to road level or slightly below road level.

It is anticipated that the Town will construct public toilet facilities at or near the northeast corner of the

property, adjacent to or on the 40 foot strip of land, proposed for acquisition, northerly of the present parking lot. No bath-house or other commercial structure is contemplated except a small building in the nature of a "snack bar" for soft drinks and sandwiches usual at such beach areas, which building would be owned and controlled by the Town of Wellfleet, and would be located in the same general area as the toilet facilities.

There is no contemplated access from the Town Parking lot or land sought for Town use for vehicular access or egress to the beach. The beach area extending five hundred feet north and south of the present Town owned land, would be open to all persons travelling by foot, either along the beach or from the area owned or to be acquired by the Town of Wellfleet, without charge or restrictions.

The officials of the Town of Wellfleet charged with the responsibility of recommending land exchanges between the United States of America and the Town of Wellfleet, have made studies of all locations easterly of the State Highway, Rte #6 within the National Seashore, where possibly exchanges may be made to enlarge or improve existing Town Landing or beach facilities. Included are locations at LaCounts Hollow Beach, Great Pond and Long Pond where additional land is needed to supplement existing Town owned property. Plans of these areas can be made available very shortly. Any land exchanged at such locations would be governed by the same basic restrictions mentioned for the Newcomb Hollow area. At such areas there would be no intention of constructing buildings except possible public toilets.

Since this proposal is essentially a sort of pilot proposal, and reflects the intention of the Town of Wellfleet to co-operate with the National Seashore in maintaining each area in a manner which will not adversely affect the natural value of the location, it would be greatly appreciated if this proposal could be given your approval and processed through proper channels in your organization.

Very truly yours,
s/Henry C. Atwood, Chairman"

My reply to this letter read as follows:

"Dear Henry:

We have reviewed your letter of July 15 and map, and we are very much encouraged by the intention of the town to protect the area and provide for preservation at the Newcomb Hollow area.

Until further information is furnished we cannot commit ourselves to any specific acreage at this time, as outlined on your plan. In order to proceed further, I strongly suggest that you engage a professional planner to prepare a preliminary design showing how you would develop the area, its capacity in terms of parking and access, and how the facilities would protect the adjacent natural area. The preliminary design should show the parking layout, access walks, location of rest room facilities, etc., although we do not recommend a refreshment stand. A broad cost estimate covering both the anticipated development costs and operational costs would also be appreciated.

We hope that the information regarding your plans at the other areas mentioned in your letter will be submitted at an early date, so that the need for facilities can be considered throughout the entire area.

If you would like a better idea as to what a preliminary design should consist of, we would be happy to show you an example and explain it to you. At this stage such a plan should not be an expensive undertaking, but I believe it is essential to achieving full understanding.

Sincerely yours,
s/Stanley C. Joseph
Superintendent"

On other aspects of land matters George Thompson is continuing to be of assistance on a part-time basis. His experience will be especially valuable on pending land matters, particularly if the recent legislation

relative to the Land and Water Conservation Fund gives renewed impetus to the legislative program for increasing the limitation under the Cape Cod Act,

It has been my privilege to attend special meetings at which problems relating to the Seashore have been discussed, the latest of which have been the Truro Neighborhood Association on July 29, the Truro Planning Board on July 30, with respect to the Highland House area, and one scheduled for this evening with the Orleans Taxpayers Association.

MR. NICKERSON: Are there any comments?

MRS. WILES: I would like to say that Mr. Thompson brought in a map and the big objection seemed to be that the dunes - they were so afraid we would destroy the dunes at the ocean - and that was the only objection as far as I can see, so the Town has tried to meet that objection by leaving the dunes to the Government. We have not asked for those dunes, they can protect them, but all we have asked for - on the ocean is that we have the right of 1000' on the ocean, and that we can enlarge the parking area, because this summer people with stickers have not been able to get into the parking area there, and as for any plans other than what has been stated, it told where the toilet facilities would be placed, and gave in quite a lot of detail what will be done. The access is already there and it would not be 1,000 parking spaces. It would be an enlargement of the parking area because if you are going

to charge people for a sticker and they can't get on, it isn't right. I think taxpayers should be given a little consideration. It was voted by this Commission that we have an adequate beach at Newcomb Hollow and this summer has shown this beach is not adequate for the needs of Wellfleet.

MR. NICKERSON: How much frontage does the Town own?

MRS. WILES: I think only about 200 feet.

MR. NICKERSON: So they would have 1200 feet if they get what they are asking for.

MRS. WILES: I don't think it is unreasonable, and it certainly isn't when the Government itself was going to spend \$60,000 on that beach. This is nothing to what they were going to do. I don't know what they were going to do, but Mr. May, to show you how uninformed he is, said they were going to spend that on a 200 car parking lot.

MR. NICKERSON: I think what Mr. Joseph has said is that he would like to see a preliminary design.

MRS. WILES: There is nothing in the Act that says you have to go in and present these plans. This is simply an exchange of land. I don't think you have any more right to demand that we submit plans than we have.

MR. NICKERSON: I don't think there was a demand. He suggested there be a preliminary design.

MR. DIEHL: Was the land formerly owned by Stacy May, and is he

objecting to ...

MRS. WILES: Some of it was and he is objecting to any additional parking area.

MR. NICKERSON: And to a food concession also.

MRS. WILES: That will be only bottles of pop, not a restaurant. It really isn't necessary. I don't think they care whether they have it, but people at the beach like to go in and buy soda pop.

MR. MCNEECE: You are letting yourself in for lots of trouble.

MRS. WILES: I think it would be as you say, less bother if you don't have it. Just the same you don't want to go ahead and say you are not going to do something of the kind and then do it and have everybody hollering.

MR. NICKERSON: The smaller the concession is the harder it is to police it. I think we all remember what they had at Race Point when it was under the jurisdiction of the Commonwealth. That operation was a pigpen.

MRS. WILES: We have people that clean up that beach every day so it is not a pigpen.

MR. NICKERSON: I didn't say it was, but I was reviewing the experience we had at Race Point under similar circumstances. Can we see the plan the Town presented? (The map was provided for review of the Commission)

MR. JOSEPH AND MR. CHILD RETURNED TO THE MEETING AT 2:30 p.m.

MR. NICKERSON: We have read the Progress Report, and the letters

Atwood's letter. The area shown in red defines town owned land, blue defines land considered essential in additional expansion. There is an area of exclusive control mentioned, 500 feet north and south. That isn't shown on the plan. It appears the town is asking for additional back land area, about six and one-third acres in addition to the one and eight-tenths acres already owned by the town; this would make a total of about eight acres. Six acres will accommodate roughly about 800 to 900 cars, plus what you have here, so you are talking about a 1,000 car potential.

MRS. WILES: You are not - in a way. You have to take out for your roadway and if you have a little leeway you don't have to blacktop the whole business.

MR. NICKERSON: I am talking about potential capacity. You would have a potential capacity of 1,000 cars. That is 4,000 people maximum capacity. This is what is being proposed. They might use only a fraction of it. It would be a ~~major~~ beach. This in turn would probably result in the necessity for major changes in the access roads.

MRS. WILES: I don't think you will find the Town of Wellfleet ever intends to put in 1,000 parking spaces.

MR. NICKERSON: I am not talking about the intent. I am talking about the maximum possibilities.

MR. CHILD: Will there be lifeguards?

MRS. WILES: There are none at the present time.

MR. NICKERSON: What is the capacity of the present Town parking lot?

MRS. WILES: 180, I think.

MR. NICKERSON: Is there any organized parking?

MR. JOSEPH: Sometimes the attendant will park them in rows.

MR. NICKERSON: While we were there this morning I didn't see any indication of this.

MRS. WILES: I think they are waiting before marking it off to see what is going to happen.

MR. NICKERSON: It seems to me that the National Seashore and the Town have a problem here in determining what is the optimum, starting with the assumption it is desirable to have facilities of this nature at this location - what is best in terms of relations with the Seashore and in terms of relations with the Town. You have a maximum capacity of 1,000; is that going to result in having to make major changes in access roads, etc.

MRS. WILES: The Town owns the roads, and I guess they own more than just the roads. They don't intend to straighten the roads.

MR. NICKERSON: I know, but it is going to be necessary, if you have 4,000 people here.

MRS. WILES: You have four roads coming in there.

MR. NICKERSON: I see that, but the question is, will there be the necessity of making changes. There must be a point where you can accommodate X number of people without making any changes, without

having to have a major project in back of it to get to it. I think that is very definite. There are 300 parking spaces at Race Point.

MR. CHILD: And four lifeguards.

MR. JOSEPH: There are 750 at Herring Cove.

MR. NICKERSON: So if you devoted this entire area, you would have a larger number of parking spaces than you have now at Herring Cove.

MRS. WILES: I don't think the Town intends to do this, why keep talking about it?

MR. NICKERSON: Because I am talking about what they could do in the years to come. I am sure Orleans never had plans for a beach operation of the size which now exists.

MRS. WILES: It seems to me that Wellfleet has met all the objections that were raised by the Park and if Wellfleet is swapping 72 acres up here it seems to me you are certainly trying to tie her up in knots for less than 10 acres plus a little bit somewhere else.

MR. NICKERSON: We have heard your expressions on this subject a good many times. I think you are being a little unfair in your attitude. We are trying to find a solution. This is only a part of the problem. Wellfleet also has other public areas such as those on the ponds, Duck Harbor and LeCount Hollow, before final decision is made. The entire problem should be faced to see in what way the Park Service can cooperate with the Town and the Town cooperate with the Park Service to achieve what is best for the Town of Wellfleet. I don't think you

can do it by taking one little point. You need a master plan of all Wellfleet wants for the future. If you want a parking area here to accommodate 4,000 and Wellfleet thinks it is in the interest of Wellfleet, we should consider it - but I have serious doubts if it is.

MR. CHILD: How important to the Seashore is it that you acquire the 72 acres?

MR. JOSEPH: We are planning no development on it. The only thing that would be involved would be the dual road when it comes through, it probably would come across it.

MR. NICKERSON: But if the Town comes in and decides they want to put in a 500 trailer space park it would be another problem.

MR. JOSEPH: Yes, it is beautiful land right now.

MR. NICKERSON: On 70 acres you could put in some seven or eight hundred trailers. If the Town decided they wanted to do it they could.

MR. CHILD: Do they have access to this land?

MR. JOSEPH: Not really, a dirt road near the water station, and the range road which has been obliterated.

MRS. WILES: What right did you have to obliterate the range road? They didn't have a right to do this without permission from the Town. You are taking things upon yourselves; that obliteration never was put up before the Town.

MR. NICKERSON: We are trying to find a solution to problems without re-hashing old grievances.

MR. JOSEPH: We arranged for that after the decision here that we held back the two 50 car parking areas in order to expedite the beach project. 600 feet is on Town land.

MRS. WILES: It doesn't matter, they have gone ahead and shut off other Town roads. If they want the Town to play fair they should do so themselves.

MR. NICKERSON: Have you any specific Town roads in mind?

MRS. WILES: In ~~Eastern~~ *S. Wallfleet*.

MR. NICKERSON: Were they passable?

MRS. WILES: Yes.

MR. NICKERSON: Do you know about these Mr. Joseph?

MR. JOSEPH: Mrs. Wiles has mentioned them.

MRS. WILES: What is fair is fair.

MR. JOSEPH: We went into that very thoroughly.

MR. NICKERSON: The question is what we should do with respect to the Town's problem. It seems that while this plan is helpful, it doesn't give a very clear indication of how the area is to be developed.

MRS. WILES: The only thing they intend to do at the present time is to push down these build-ups.

MR. CHILD: (Pointing to map) There is a house just about here?

MRS. WILES: Those are not the ones that are hollering.

MR. NICKERSON: We are concerned with the problem of use, looking into the future, that is our job. They want also, although it is not shown

on this plan, exclusive control of something over 1100 feet on the ocean.

MRS. WILES: That is not much.

MR. DIEHL: How about submitting this to our own planning agency in Philadelphia and see how they would like to have the parking lot built and see if the Town would accept this.

MR. CHILD: That is a good suggestion.

MR. NICKERSON: That suggestion has a lot of merit. The Town would get the benefit of the expert planning facilities of the Park Service without having to pay for it. The Park Service people are doing this sort of work all the time.

MR. CHILD: Would you go along with that Stan (Joseph)?

MR. JOSEPH: I think it is a wise suggestion, but I would like to know whether the Town would want to have it.

MR. NICKERSON: I think that is an excellent suggestion.

MR. MCNEECE: How about you, Mrs. Wiles?

MRS. WILES: I am skeptical. If you start in getting anything from the Government you are ...

MR. DIEHL: I move that the Advisory Commission suggest to Mr. Atwood relative to the correspondence read today, the letters of July 15 and July 19 and supporting sketch that the Advisory Commission would if the Town asked for it recommend to the Park Service that they prepare a plan of how this land might best be developed as a beach with parking

facilities, toilets ...

MRS. WILES: They made a land exchange with Eastham and they didn't bind Eastham to anything like this, now Wellfleet wants a simple land exchange and you are binding her to everything you can.

MR. NICKERSON: The Motion was not anything of the sort. The Advisory Commission suggests to the Selectmen of Wellfleet with reference to the correspondence we just read that if the Town chooses to ask the Park Service to present a suggested plan for this project, that the Advisory Commission would urge strongly that the Park Service do this. But the point is that if the Town doesn't ask for it we are not going to recommend it.

MRS. WILES: Recommend what?

MR. CHILD: I second the Motion.

The vote was taken with the following result: 6 affirmative, 1 negative, (Mrs. Wiles).

MR. CARLETON: Didn' t that letter also mention they wanted additional acreage at LeCount Hollow?

MRS. WILES: Did I hear wrong? That is something new to me. I thought it was all on Newcomb Hollow.

MR. NICKERSON:(Reads)

"The officials of the Town of Wellfleet charged with the responsibility of recommending land exchanges between the United States of America and the Town of Wellfleet, have made studies of all locations easterly of the State Highway, Rte #6 within the National Seashore, where possibly exchanges may be made to enlarge or improve existing Town

Landing or beach facilities. Included are locations at LaCounts Hollow Beach, Great Pond and Long Pond where additional land is needed to supplement existing Town owned property. Plans of these areas can be made available very shortly. Any land exchanged at such locations would be governed by the same basic restrictions mentioned for the Newcomb Hollow area. At such areas there would be no intention of constructing buildings except possible public toilets."

MR. NICKERSON: What those "restrictions" are, I am not sure. Except that they would be in control of the Town. Now the Advisory Commission is going one step further and saying if you would like the Park Service to draw up something, and will express your desire, we will recommend to the Park Service that this be done. It seems to me that this provides an excellent opportunity for the Town of Wellfleet to take into consideration its needs, not only at Newcomb Hollow, but at numerous other points in the Town, of land which the Town would like to have which is owned by the National Seashore at the present time. I am thinking of the land on the westerly side of Gull Pond. That wasn't mentioned in the letter; but they might want to have more land there to serve their purpose. At Duck Harbor for example they might want more adequate space, and it seems to me this is the opportunity to provide not just for today's needs, but for the day-after-tomorrow. Had you anything you wanted to add to your Progress Report Mr. Joseph?

MR. JOSEPH: I just want to add one other comment. I have enjoyed every one of these meetings, this is the last one for me. I will be transferring effective about August 21.

MR. NICKERSON: I think I speak for the entire Advisory Commission when I say that we are sorry to see you go, but maybe someone in Washington understanding our problems will help.

MR. JOSEPH: I intend to do my best.

Item 5. Master Plan Revision - Cape Cod National Seashore

MR. KIMBALL: ...I might also mention a word about the procedure our plan will follow from here on out. We will go back and put it in complete form including a narrative, for the Director's review. This will be in a form ready to be processed with the plans in just about final form so that they could be printed. Four copies of this material will be provided for review also by the Park and Regional Office. Any suggestions after this review will be incorporated and the plan will then go to the Washington Office for review by staff specialists; this is a matter of clearing the plan for release at this stage, here we get clearance to reproduce the plan in a considerable number of copies, certainly enough for review by the Advisory Commission. I would assume that the Director prefers to have the comments of the Commission before he approves the plan, and it would be only following your review that it would be approved by the Director after consideration of any comments the Commission might like to make. Following approval by the Director the whole Master Plan can be printed in copies enough for review by the Design Office, Regional Office and Parks and a limited number of interested parties in the vicinity of the Park; the plan can be printed in

in this format in a briefed down version for more or less public distribution, particularly to interested groups. What we are doing now is making recommendations to the Director through various offices of the Park Service which would participate in the review function, so we have nothing final as yet. I would say as a general rule the the number of drawings in the plan will be little changed from the original Master Plan which you have all seen, and I am sure you all have copies. The format of the revised plan will be considerably different. The new format is a booklet size, in some cases we have used fold-out maps, and in other cases we have tried to put the whole map on one page. What we will decide to ^{do} / in connection with one or two versions will depend on printing costs to a large degree.

MR. NICKERSON: What printing costs are involved?

MR. KIMBALL: This depends on how many pages there are, and of course the cost per copy.

MR. NICKERSON: I was thinking there wouldn't be so much saving by printing the abbreviated version.

MR. KIMBALL: We have been using what amounts to a cheaper version of the off-set method called ITECK. 30 or 40 copies are cheaper than printing. This is usually enough to take care of people who are interested.

MR. NICKERSON: I think you will find there are quite a few people here interested, because members of the County Planning Association and the

Massachusetts Department of Public Works, for their road planning, and the Massachusetts Department of Natural Resources as well as people affected locally; people in these categories should have the full version.

MR. KIMBALL: I would think so too. This is decision we made but ...

MR. NICKERSON: You will have more demand here than you would have in most instances.

MR. KIMBALL: The one other major change - it is not so much a change in the plan - it does not reflect a change in what this plan said in essence we should do at Cape Cod - but there is a change in the way in which we say what we think should be done. I am sure you are all aware the initial Master Plan went into a great deal of detail on many facets of Park Management. We found from experience that the broader directions in which the Park was moving were sometimes lost in a welter of details. So we have been told to get rid of a good many details in favor of a format which determines in General what the Park objectives are or should be, and point out in rather general terms the direction in which the Service should be moving to realize those, leaving later Resource Management plans and Interpretive and Protection plans to spell out in detail the precise "how". We are interested in providing general guidance to be followed in the preparation of detailed management plans which will form the Master Plan.

MR. NICKERSON: For example you would say what would be done in this or that general location, but the details would be up to the interpretive prospectus.

MR. KIMBALL: Yes, and we would say for example this area should be open

under regulations to protect natural values. How you do this would be spelled out in later plans.

MR. NICKERSON: I have a question - in this sequence of events you described in the early part of the discussion, what would you say as a tentative timetable regarding when it would be presented to the Advisory Commission in terms of month or year?

MR. KIMBALL: I would almost hesitate to even venture a guess because so much depends on when the Washington Office will have time to review it. I would suspect it would be some time not earlier than November of this year, but probably at the latest, early next year. I would assume this is a plan they would wish to review carefully as soon as they possibly can.

MRS. WILES: Do I understand you are going to go ahead and put out these plans without first discussing them?

MR. KIMBALL: No. If I gave you that impression I did not intend to. We have to put together something that you will have to discuss.

MRS. WILES: I thought we had it. What is this here?

MR. KIMBALL: That is a part of it. There will be more material, both in terms of narrative and drawings.

MRS. WILES: Before it is discussed, is that it?

MR. KIMBALL: Yes, as a matter of fact there is some factual material which we have not written yet, but we will.

MRS. WILES: It says that in Wellfleet they have 12 acres at Duck Harbor

and they are going to have a beach there. They have one there already and the Government is talking about putting another one in. I went in to the Town Hall to find out what their attitude was and they said they would like you to show them the actual plans for Duck Harbor, what you are planning to do and where you are planning to put it and how you are planning to get there.

MR. NICKERSON: This is the Wellfleet Selectmen?

MRS. WILES: Yes. That is something that should come up here too, not just the Selectmen.

MR. NICKERSON: All it says in this revised tentative draft of the Master Plan Studies under the section "Long Range Objectives" is that no additional major points of (beach) access are planned beyond the completion of the South Wellfleet beach, and in the vicinity of Duck Harbor.

MRS. WILES: Yes, and I have understood, I think at one of the meetings here it was said, that they are going to put their beach right next to the Town beach; we don't know whether it is North or South.

MR. NICKERSON: Wouldn't that be in the Master Plan?

MRS. WILES: Why put that in your Master Plan until after it is discussed. It seems to me you have the cart before the horse.

MR. KIMBALL: This is one of the purposes for the review by the Advisory Commission before we go to the expense of the final printing. We have to put together a plan which is in nearly enough final form to give you a

full picture of what our plans are. We want a complete Master Plan which, if the Advisory Commission recommends it, and the Director approves it, would be the final approved Master Plan in everything except the quality of the presentation.

MR. NICKERSON: Would it be reasonable to state it this way - you prepare your tentative draft of a Master Plan and this is submitted internally and to the Advisory Commission, and after you have comments on the tentative plan then you draw the final draft so that at the state at which the Director would review it everything would be flexible, but you have to get up something for the basis of discussion. If there are things which are thought wrong or unacceptable possibly you would revise.

MR. KIMBALL: Yes, and at that state it is very easily done.

MRS. WILES: Where are they planning to put this beach, is it to the North or the South?

MR. JOSEPH: We purchased land to the South and it seems likely and logical that ...

MRS. WILES: You may not have plans. The land is all dunes and high land. You will be destroying lots of beachplums. You may not know it but there are lots of them there.

MR. JOSEPH: Would you recommend it be to the North?

MRS. WILES: I don't know, but I think Bound Brook Island would be a good place.

MR. MCNEECE: Do I detect a conflict of interest - in regard to the beach

plums?

MRS. WILES: You certainly do. I was reading in this book here where you could pick things in the Seashore, but it was the policy that you couldn't sell them. Now this is ridiculous as we all buy our beach plums, we don't pick them ourselves. Do you know where they come from? Put that in the record, that creates a hardship, but not only that, it is a waste of material.

MR. NICKERSON: I would like to ask another question. In your Master Plan presentation do you anticipate that you are likely to have any expression of opinion as to the optimum capacities of any of these functions within the Seashore?

MR. KIMBALL: We will have an expression of optimum capacity of individual beaches and an expression of optimum capacity for the Seashore - both.

MR. NICKERSON: This will apply not only to beaches but to other features as well?

MR. KIMBALL: Yes.

MRS. WILES: Are you going to put in where you think you are going to have camps?

MR. KIMBALL: I don't want to get into detail before the Director has a chance to see the plan. That element of the plan will not be changed.

MRS. WILES: They have it in now, they didn't have it in then.

MR. KIMBALL: I was thinking of the approved Master Plan.

MRS. WILES: I would suggest Bound Brook Island. That would make a good

campground, and there is a nice beach there.

MR. NICKERSON: What you are saying Mr. Kimball is that the original Master Plan said no campgrounds under the aegis of the Seashore and you are planning to stick to that.

MR. KIMBALL: Yes.

MR. MCNEECE: It seems to me that one of the most important persons to review these plans is the Superintendent of the National Seashore. In this particular case we may have a new Superintendent at the time. Can we be assured that the present Superintendent will have this opportunity to review them?

MR. KIMBALL: Yes. He already has had one opportunity.

MR. JOSEPH: I have worked with this team on the Master Plan.

MR. KIMBALL: He knows up to now, and he will have an opportunity to be sure that nothing happens in the re-writing.

MR. NICKERSON: It seems highly desirable for Mr. Joseph to review them because the new man will hardly be familiar with the situation.

MR. JOSEPH: I think there will be ample opportunity for me to review it.

MR. KIMBALL: I am sure there will.

MR. NICKERSON: Are there any further comments? If not we will proceed with the Agenda. Thank you very much Mr. Kimball, and you and your team are welcome to sit with us as observers for the balance of the meeting or any part of it if you desire to do so.

Item 7. Commercial Operations

MR. JOSEPH: The first item we have is the pending request for a suspension of Condemnation Certificate for The Beachcomber Club at Cahoon's Hollow in Wellfleet, owned and operated by Mr. Russell Gallagher. We visited there this morning on the field trip. On June 18 at the suggestion made at the Advisory Commission meeting on June 14 we wrote to the Town of Wellfleet and as yet we have received no reply to that letter. It is quite clear of course that some decision should be reached as to the issuance of a Certificate through the advice of this Commission. Mr. Gallagher has been in existence without such a Certificate for a number of reasonable circumstances. Expansion was suggested by the former Superintendent in the rear of his establishment instead of the front as Mr. Gallagher had requested, but he indicate he did not want to pursue this further. I believe Mr. Gallagher mentioned this morning that he had donated the parking area here to the town. He parks his own customers in the back of the building. You saw the operation and know the nature of it. At the suggestion of the Advisory Commission at a previous meeting we did contact the Town Selectmen about any views they might have on the situation. We don't have those views as yet. I presume they will be submitted.

MR. CARLETON: I suggest we withhold until we hear from the Town.

MR. NICKERSON: What is the status regarding Town permits? Does he have a Common Victualer's permit?

MR. JOSEPH: He said that he used to serve meals. Now he serves snacks.

MR. NICKERSON: Does he have some kind of Town licenses? My impression was that so long as the Town finds it agreeable the Seashore need have no objection to the continuation of ordinary operations on its present scale, but if it is enlargement, that is another picture.

MR. JOSEPH: Enlargements have always been proposed in connection with commercial operations. He obviously renders a service. We need to hear from the Town. If his services are run in a fashion suitable to the Commission, should you advise, I would add my two cents worth that he be issued a Certificate for a certain number of years. In the last year or two we have made them for a five year period.

MR. MCNEECE: Wasn't there a parking problem there?

MR. JOSEPH: That was one of the reasons you suggested we go to the Town. I don't think there was any problem on Ocean View Drive, but I do think that in addition to hearing from the Town, and now the field inspection has been conducted and we have talked with him, we might ask him in writing what his proposed expansion plans might be.

MR. NICKERSON: He indicated none today.

MR. JOSEPH: The operation is such that I feel it is most imperative that we know what the Town wants.

MR. CHILD: Isn't that evident? They license him don't they?

MR. JOSEPH: This is what I would like to know.

MR. MCNEECE: They would have a difficult time withholding a license from him.

MR. NICKERSON: Have there been any complaints that you know of?

MR. JOSEPH: I don't know of any. Do you know of any Mrs. Wiles?

MRS. WILES: None except that they race up and down that road.

MR. JOSEPH: There have been comments from Mrs. Wiles and others, but whether they are tied in with the given establishment ...

MR. NICKERSON: It seems to me he is entitled to know on this question of a Certificate of Suspension of Condemnation.

MR. JOSEPH: It is an old Coast Guard Station.

MR. NICKERSON: He is operating as a commercial without a Certificate, and he is entitled to an answer. He has two buildings across the street and one building in addition to the old Coast Guard Station, this is on the same lot and has two rental units; he also rents rooms in the old Coast Guard Station. His capacity is about seventeen people. Four units plus three rooms.

MR. JOSEPH: He does own the property.

MR. NICKERSON: He is entitled to an answer.

MR. MCNEECE: When did you write the town?

MR. JOSEPH: On June 18.

MR. MCNEECE: If there were any serious objection I think they would have replied.

MR. JOSEPH: Probably you are right.

MR. NICKERSON: Would anybody want to make a motion we recommend a Certificate similar to other commercial operations? Or do you want to

hold this one in abeyance until the Town replies?

MR. MCNEECE: I would make a Motion that we issue a Certificate for the facilities as they exist at the present time.

(The vote was taken 6 affirmative, 1 not voting (Mrs. Wiles).

MR. JOSEPH: Regarding the Highland House which we visited this morning also on the field trip, this is very complex in terms of things that have been brought up and of so many different things having been said at different times. Nothing should be considered a rigid, firm or final discussion regarding this, nothing has been committed to writing except matters taken up a year or so ago. I think Mr. Carleton will correct me if I am mistaken in the following summary, since he was at a meeting called by the Truro Planning Board on Tuesday, July 30.

MR. NICKERSON: In this informational memorandum which you furnished us for the field trip this morning it says regarding the Highland House that the Special Use Permit under which Colliano and Hastings are operating expires December 31, 1968. I assume this is a typographical error and what is meant is that it expires December 31, 1969.

MR. JOSEPH: That is correct.

MR. CARLETON: I notice they have a printed statement on their dinner menu which says that at the end of the 1969 season its doors will close forever. This is printed right on their menu.

MR. JOSEPH: They are operating under a Special Use Permit through 1969. This grew out of the sale of the property by the former owner to the

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United States. It is very clear in all the discussions that this is the termination date. The only question which has continually arisen is the action to be taken with regard to the building on termination of the permit. You all will recall previous discussions on this subject, including thoughts for preserving the buildings, also the request from the Truro Historical Society. I believe at that time the golf course question was unresolved. At one time there was some publicity indicating we were going to burn or bulldoze or otherwise dispose of the buildings. Looking forward to the revision of our Master Plan we naturally had to keep these and other options open. Now the operators of the Highland House, Colliano and Hastings did go to the Planning Board in Truro and ask for an opportunity to present their case. They are also the owners of the Jobi Shop and the Little Shop and Apartment House, all of which are along Highland Road. On Tuesday night so many things were covered it is hard to summarize them. Two things stood out, the great concern expressed by Joe Colliano as well as townspeople and officials that something should be done to preserve the Highland House building or buildings. I am not sure exactly, there was such a broad presentation in that connection; should the business be continued, and if decided to be continued it was pointed out it could not be done without the prior advice of this Commission, that if it were to be in a Government owned facility the normal practice would be to ask for bids. The suggestion was made by Joe Colliano that under existing authority of

law he would offer an exchange of certain properties they now own for the Highland House, thereby acquiring title, and if he were to operate the business, assuming he can do this either in a Government owned or privately owned building he would therefore be eligible to pay taxes to the Town. The Selectmen and Town Planning Board and others there from the standpoint of the Town felt the requirement or element of payment of taxes to be of primary or paramount consideration. They decided they would write to sources of their own choosing setting forth the position of the town, but decided it is a little bit too soon to do that, but we will be hearing from them about this proposed exchange as narrated by Joe Colliano and discussed by the Planning Board and Town officials. I cannot encourage an exchange, but of course it is possible. I pointed out that while we would be as cooperative as possible in all matters relating to this subject the exchange itself would have to be very carefully considered before it could be consummated, and I mentioned that if the exchange idea were to be pursued it would have to be of approximately equal market value, which was understood, and it was also understood if that couldn't be reached physically, cash would have to be given.

MR. CARLETON: I think the Highland House dinners are very reasonably priced, the food is good and so is the service. They are running a good bar and now that the Town is running the golf course, lots of golfers like to walk within 100 yards and have a beer. There are lots

of advantages in the Highland House being allowed to continue. Even the Town officials of Truro would forego any income we might get if the Park Service saw fit to continue allowing it to run under present conditions with some improvements made.

MR. CHILD: What is the acreage of land involved in the proposed exchange?

MR. CARLETON: I can't tell you. He wanted to talk about land near the lighthouse; he wanted to give that to the Park in exchange for the Highland House so that the Town could tax the Highland House. This was only the land on the South side of the road, not a very big piece; he didn't want to exchange any of what was on the North side. He is already occupying the Highland House and Millstone Cottage, something over two acres. He doesn't have that much land that he is willing to exchange, so it would have to be a land exchange plus cash, but the Town looks favorably on this if we can see our way clear to keep him in operation.

MR. JOSEPH: Yes, the Town officials indicated they were for it.

MR. CHILD: How much does he pay the Park?

MR. JOSEPH: \$1800 a year.

MR. MC NEECE: Is that considered an historic place by the National Park Service?

MR. JOSEPH: To the contrary. On the other hand there is sentiment that it is old, and although not historic it has a sentimental value.

MR. MCNEECE: Would the National Park Service maintain it even if it was

not occupied?

MR. JOSEPH: I would say yes.

MR. MCNEECE: So if he wasn't running it you might have an empty building which you might maintain indefinitely.

MR. JOSEPH: We would look at it and decide what practical use to make of it.

MR. MCNEECE: It would involve an expense.

MR. JOSEPH: It could very well if it remained standing.

MR. CHILD: Their proposed change, including a balcony would make it look better.

MR. NICKERSON: Would that detract anything from the old and interesting building?

MR. CARLETON: It is a landmark rather than an historic building.

MR. DIEHL: Isn't there another problem here? If their lease expires couldn't it go to someone else whom you wouldn't look on so favorably?

MR. CARLETON: What if we extended this lease for five years?

MR. DIEHL: I didn't think you could.

MR. CARLETON: He thought it could be extended.

MR. JOSEPH: I would be doubtful you could or should. Without complete analysis, I think we are all aware of the fact that the issuance of the permit for three years to Conklin, and these two fellows for two more years, was a definite part of the financial transaction when the lands etc., were sold by Conklin to the United States. Presumably the

Government had certain financial remuneration and this permit was a part of the financial consideration; if you extended it you would have to ask yourself why and for how long.

MR. NICKERSON: What difference is there in the manner in which this should be treated and the manner in which the Park Service treats the two motels they acquired?

MR. JOSEPH: Substantially they are the same thing. The only difference is that the Special Use Permit has intervened.

MR. NICKERSON: In 1969, what difference?

MR. DIEHL: Do you have to give it to the highest bidder?

MR. JOSEPH: No, if it were to be decided that the service rendered is essential, on your advice we would get out a prospectus - in details of improvement, **type** of operation, and include a paragraph in accordance with the law - franchise fees etc., would be considered, and capabilities of the operator, his experience and his financial resources. I think those are the chief phrases which appeared when we advertised the golf course.

MR. DIEHL: How many bids did you have?

MR. JOSEPH: Three, one was not responsive. I will say regarding the Salt Pond Motel and Nauset Knoll Motel there were ten or twelve. In accordance with the advice of the Commission, we will report to Washington that we intend to renew. Where you have an existing concession that was arrived at by open bid, then it may be renewed, but

we have to announce our intention so that everybody will know about it.

MR. NICKERSON: There are a number of factors involved as I see it, one is a desire that the Highland House should remain standing and in operation by whatever means. This is more or less desired on the part of the people and officials in the Town of Truro. The other consideration is that the present operators would like to own the real estate and be able to pay for it partly with a little piece of land and shop they own near the lighthouse and partly in cash. It seems to me that we have no particular obligation, legal or moral, to the tenants as a business enterprise, because when they went in there and at all times since the property was conveyed from Conklin to the United States - no hardship on them, but on the other hand it would be desirable it seems to me to try and meet the expressions of the community and find some way to continue the operation. It looks like a clean and desirable operation. My suggestion would be that we recommend to the Park Service that they prepare a prospectus and offer this for bidding to become effective January 1, 1970. If we do that we will have provided means whereby the function can be continued as it is now - we haven't blocked that, whether it is Colliano and Hastings or whoever, and perhaps the Town would want to bid on it. If there were no bidders we would then be faced with the fact that the Park Service would own an unoccupied building but we would have demonstrated no one was willing to put up. So whatever the Park Service decided to do would have been preceded by

people who were interested in making any proposal. Does that make sense?

MR. MCNEECE: How many years in this initial bid?

MR. NICKERSON: I don't know what kind of a proposition the Park Service would consider - but as I understand it, you can come back with a counter proposal.

MR. JOSEPH: This is obvious. Something else ought to be said, we assume that the type of prospectus will depend upon, in a rough measure, the size of the investment.

MR. NICKERSON: This would enable the present tenants to come back with a bid leaving it the same as it is, or a bid with minor or major improvements, and they could seek a longer term or less, as they chose. Time was suggested in the prospectus based on the amount of their capital investment. They could even propose that their capital improvement up to a stated value would be deducted from their gross bid value. There are all kinds of ways they could present it.

MR. JOSEPH: It should be said it would be highly desirable if feasible to make arrangements in the prospectus regarding what kind of a building and how much money, so that all bids would have an opportunity to be fully responsive.

MR. NICKERSON: There are numerous ways in which this could be presented.

MR. DIEHL: You won't get any bidders because you are not assured of a liquor license.

MR. NICKERSON: But Colliano and Hastings are assured of a liquor license.

MR. DIEHL: You wouldn't have any other bidders.

MR. MCNEECE: You wouldn't have any assurance, but the license could be transferred.

MR. NICKERSON: I don't think there is much doubt that Colliano and Hastings could be the successful bidders, but even if the rent they paid was minimal, it would be feasible for the Park Service to retain them.

MR. MCNEECE: That is why I asked those original questions regarding what would happen to the building and its maintenance.

MR. NICKERSON: Don't you think that we should recommend that - Leo (Diehl) there is another comment - their proposal to exchange land sounds pretty good until you look at the size of the land plus that their land is right in the middle of the golf course - you could make your future plans very inflexible in ten, twenty or thirty years even though the Governemnt had no legal obligation because of the terms of the transfer, you have a moral obligation so long as they ran a decent place, and you would have to reimburse them for fair value for what they spent.

MR. JOSEPH: Mr. Carleton has indicated that perhaps the Town would forego taxes? Do you think this is a real factor?

MR. CARLETON: At the moment they would not make taxes a major issue.

MR. NICKERSON: The taxes would not be very great in any event.

MR. CARLETON: No.

MR. NICKERSON: Isn't this a very valuable adjunct to the Town in relation

to the Highland Golf Course which they operate under a concession arrangement?

MR. CARLETON: Yes, it is, but you cannot always be sure what will take place when something like this comes up for action. We didn't anticipate any problem in regard to the Town giving Head of the Meadow beach to the National Seashore, but when it came to the actual vote we had two or three people who snowed us under.

MR. CHASE: That was too bad. It doesn't cost the Town of Eastham a nickel to keep up their two ocean beaches and their roads.

MRS. WILES: Except you can't get in.

MR. CHILD: Have we expressed ourselves in a way that is sufficient advice for the Superintendent?

MR. NICKERSON: I have simply expressed one man's opinion.

MR. CARLETON: Should we express the opinion to them that we are looking favorably on working out a solution - but not an exchange of land?

MR. JOSEPH: I think this would be a place where you could be a powerful help. If you do not favor a land exchange say so, and if you do, say whether or not you favor continuation of some kind of an operation similar to what is there now, or with bids as the Salt Pond or consider advising exchange as suggested be proper.

MR. CARLETON: I think we should forget the exchange because it doesn't look feasible.

MR. CHILD: I think we should suggest Mr. Joseph handle this situation

as near as possible the way the other two motels are handled; presumably these two young men will be low bidders.

MR. NICKERSON: This should come up before the 1969 season; late this year or early next, sometime within the next eight months.

MR. JOSEPH: If you so pass this, my next recommendation would be to submit this to the Regional Office and if they concur it will come back.

MR. CARLETON: I move the suggestion made by Mr. Child.

MR. NICKERSON: Ask for bids either this Fall or Winter so that they can get busy.

MR. DIEHL: Suppose they don't get it, they will say that this is our last year, we won't bother much with how we run the business.

MR. JOSEPH: You know the basis on which the awards are made is not only the amount of money but the capability, experience, etc., and they know this also. Whoever is interested in bidding is going to be sure his past record is going to be good. Probably an operating statement would be given to determine how they run their business.

MR. NICKERSON: These fellows would have all the edge in their favor under these programs. The building would be taken care of and perhaps improved, the Park Service would be served and satisfied.

MR. DIEHL: They can come in here with any bid because they have the power there.

MR. NICKERSON: I think I might state the motion this way: we recommend

to the Park Service that they proceed promptly to issue a prospectus which would provide for the continued operation of the Highland House and the nearby Millstone Cottage for the period beginning January 1, 1970.

MR. DIEHL: Would that be for 5 years?

MR. JOSEPH: The way the prospectus is set up will determine.

MR. CARLETON: I move the adoption of Mr. Nickerson's statement.

MR. DIEHL: I second the Motion.

The vote was taken and was unanimously in favor of the Motion.

MR. JOSEPH: Item No. 2 on the list of commercial operations is Jack's Esso Station in Truro. This was discussed here at a previous meeting and the operator of the Station agreed to turn in a plan showing the proposed fill required South of the Station; it does require better circulation.

MR. NICKERSON: It is neat.

MR. JOSEPH: It is out of sight and in order to have it seen would require quite a little fill. He proposes verbally, to move the materials out back of the station over to the North to a spot near US Route #6. He must get permission from the Highway Department and he needs a Town permit, and should do this only with the advance approval of the Advisory Commission.

MR. NICKERSON: I am in favor of issuing a 5 year permit.

IT was so Voted.

MR. JOSEPH: Item No. 3 is the Arthur Joseph Sandpit. I would suggest

this be deferred until next meeting. His permit is on a year to year basis - it is back in the woods and is certainly a lower priority than Whitehead Brothers, which we acquired. I think you should recommend it be permitted for the same time the Town does.

MR. CARLETON: The Town will take action first. I move we issue the Certificate for one or two years contingent on the Town's action so that it will be for the same period as the Town permit.

The Motion was seconded and favorably VOTED.

MR. JOSEPH: Item No. 6 is Mike and Tom's Gulf Station off US Route #6 in North Truro. We have talked with the owner, Mr. Czyoski about this. He has been in our office two or three times. He has been negotiating with the Gulf distributor to fix the place up. His Certificate expires in 1968.

MR. NICKERSON: It doesn't make too much difference in a case such as this because even without a Certificate your only recourse is to buy it and you don't have any money.

MR. JOSEPH: There was another similar case involving a campground.

MR. NICKERSON: Why not let this hang until ...

MRS. WILES: Mr. Carleton was going to write a letter. Let him do it.

MR. NICKERSON: Regarding Item No. 8 on the list, the Doane Rock Picnic Area Plan. Is a picnic area a recreational use?

MR. JOSEPH: There will be several uses here, including recreation.

In relation to Item 6a I think we should look at the Snail Road plan

MR. CHILD: Regarding the deceleration lane here, who is going to put that in?

MR. JOSEPH: We are.

MR. CHILD: Who removes the sand?

MR. JOSEPH: The State does it now. This is going to be a problem.

Very little will be cut and the chances are the soil can be stabilized on one place which looks troublesome.

MR. CHASE: Do we have the land at Doane Rock where the proposed picnic area will go?

MR. CLARK: We own the land plus the Town right-of-way for the road and are staying within our land for our development. One-half of the rock belongs to the Town, if I can speak loosely, and this is under consideration.

MR. CHILD: Pilgrim Lake won't exist in 10 years. It was 10' deep twenty years ago; it is 2' deep now.

(THE COMMISSION LOOKS AT THE DOANE ROCK PICNIC AREA PLAN)

MR. JOSEPH: There still remains in the commercial category the Nate Nickerson Sandpit in Eastham. Perhaps next month the Commission could take a trip to look at this and the Doane Rock area on their field trip.

Item 6. Regional Planning

MR. NICKERSON: At our last meeting we gave some consideration to a proposal concerning a demonstration project by HUD. We decided to take no action but defer it until this meeting. What action if any do you

want to take?

MR. CHILD: I Move we accept the help of HUD and coordinate all planning with the Cape Cod Planning and Economic Development Commission with the assistance of one of our people - presumably the Superintendent, we hope the Cape Cod Planning and Economic Development Commission would ask him to come to the meetings.

MR. WICKERSON: We discussed this and I think we went further and said if there was to be a demonstration project that it should be so carried out that they would be cooperating with the Massachusetts Department of Natural Resources and the Department of Public Works. Does anyone have any other thoughts?

MRS. WILES: I feel if we have this we are going to lose control of our Towns, and eventually our Selectmen are going to be done away with. This is not Home Rule which we voted for, and Massachusetts voted for - it seems what we voted for we lost. Over a million people voted for it. When you start with regional planning you might just as well make up your minds you have lost control of your towns. I am against it.

MR. CHILD: Provincetown feels that they have already been asking for help from HUD and they have been asking the Seashore to help them with their planning and they have been asking the State to help them also. We can't handle our planning without help from outside.

MRS. WILES: I don't know how these towns ever got on the face of the earth without someone doing our planning for us. They will find out,

like Dennis, that they have lost control of their beach, and that is just what will happen in Wellfleet, or anywhere else that they ask regional planning to come in. We are going to be just like Wellfleet is now. Trying to get a fair exchange of land we get the run around; they say bring in this plan and now that the plan is not enough. There is no fairness to it, if you want ...

MR. NICKERSON: You want to know how these towns got along? One reason they got along without the coordination was because the distance from one end of the town to the other in terms of time was longer in distance than to go from here to New York or Boston today and they were not subjected to the pressure we are now by the number of visitors.

MRS. WILES: If you have these people from Fall River and New Bedford you are not going to have anything to say. We might just as well face it this is what leads to Communism, and that leads to slavery and there you have it.

MR. NICKERSON: Do we want to go on record with respect to the proposal?

MR. CHILD: I move we recommend to the Park Service that we would favor proceeding with the proposal for the demonstration project as was outlined to us at our last meeting with special emphasis on coordinating with appropriate Commonwealth agencies, particularly the Department of Natural Resources and the Department of Public Works and in coordination with the Cape Cod Planning and Economic Development Commission.

The Motion was seconded, the vote was taken, six affirmative, one negative.

MRS. WILES: To point up what is happening - when Mr. George Wallace spoke at North Dartmouth, they sent two bus loads of kids so he couldn't be heard, and that was your Federal Government sending them down. That was your program of "On Board" or "Up Board" - that shows how things are being done, and I wrote to Mr. Keith about that. It is a disgrace to the Government.

Item 8. Agenda Items and Date for Next Meeting

MR. NICKERSON: Any new business or agenda items to suggest for the next meeting? What about this crowd from Indiana or something?

MR. JOSEPH: We tried to get more information but have not been able to get it as of now.

MR. NICKERSON: We had a tentative date of September 27 or October 4. Perhaps the new Superintendent might have things he would like to discuss as agenda items, lets leave that open more or less on that basis.

(It was established that the next meeting of the Commission would be held on September 27.)

Item 9. New Business

No new business appearing, the meeting adjourned at 4:45 p.m.

(For Administrative Use Only)

M I N U T E S

Seventy-Third Meeting

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

AT

Headquarters, Cape Cod National Seashore

September 27, 1968

Please add the following to "Conservation"—Page 15, after "... preserve and enhance Sandy Neck":

The newly-formed (1974) Department of Natural Resources, including Richard Sturgis as Harbormaster and Forest Warden; Herbert Dupuis as Assistant Forest Warden; Douglas Kalweit as Shellfish Warden; James McRail, Norman W. Hayes, and John T. Blokker as Conservation Officers, enforce and administer the conservation laws and regulations here as well as in all the other areas of the Town.

With "Acknowledgments" add:

Mrs. Stephen P. Hayes, for finding and organizing the many pieces of literature (in a very short time) needed to write this chapter.

[Faint, illegible handwriting on a piece of aged, yellowed paper, possibly a letter or document fragment.]

AGENDA

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Seventy-Third Meeting

September 27, 1968

<u>Item</u>	<u>Subject</u>
1.	Adoption of Agenda
2.	Approval of Minutes of Previous Meeting
3.	Communications Received by the Commission
4.	Progress Report - Cape Cod National Seashore
5.	Visit of Indiana Dunes Lakeshore Advisory Commission
6.	Review of Previously Considered Items 1962-1968
7.	Agenda Items and Date for Next Meeting
8.	New Business

The seventy-third meeting of the Cape Cod National Seashore Advisory Commission was held on September 27, 1968 at the Administration Building in the Marconi Station Area, South Wellfleet, Massachusetts.

The following members were present at the meeting:

MEMBERS

Joshua A. Nickerson, Chairman
Leo E. Diehl, Vice Chairman
Robert A. McNeece, Secretary
John W. Carleton
Ralph A. Chase
Joaiah H. Child
Nathan Malchman
Gaston Norgeot
Esther Wiles

Recommended by

Barnstable County
Secretary of the Interior
Town of Chatham
Town of Truro
Town of Eastham
Commonwealth of Massachusetts
Town of Provincetown
Town of Orleans
Town of Wellfleet

OTHERS

National Park Service, U.S. Department of the Interior

Leslie P. Arnberger, Superintendent, Cape Cod National Seashore
Norton M. Bean, Chief Park Ranger, Cape Cod National Seashore
James H. Bowman, Park Engineer, Cape Cod National Seashore
Lyndell Baldwin, Secretary, Cape Cod National Seashore

Absent Commission member: Robert L. Yasi (Commonwealth of Massachusetts).

The meeting was called to order at 1:30 p.m. by Chairman Nickerson.

Item 1. Adoption of the Agenda

It was moved, seconded and VOTED to adopt the Agenda as printed.

Item 2. Approval of Minutes of Previous Meeting

MR. NICKERSON: We have not approved the Minutes of Meeting 71 which was held on July 12. What is your pleasure?

It was moved, seconded and VOTED to approve the Minutes of the July 12 meeting.

MR. NICKERSON: What is your pleasure with regard to Meeting 72 which was held on August 2?

MRS. WILES: Where I said they closed roads in Eastham - I think I said South Wellfleet because I don't know anything about roads in Eastham. I don't know what page it is on.

(It was moved, seconded and unanimously VOTED to approve the minutes of Meeting 72 with the correction above to Page 18 of the Minutes.)

Item 3. Communications Received by the Commission

MR. NICKERSON: I have a letter here which is fairly typical of the kind of letters we are receiving with respect to the Highland House. I have answered and I think perhaps I will read both to see if there is general concurrence with the Commission. (Reads)

"Gentlemen:

We have heard that in 1969 the Highland House in North Truro will cease to exist because of its location in the National Seashore because of its age.

The Highland House has in its lifetime of nearly one hundred years become a landmark - a landmark so typical of old Cape Cod that it is certainly worthy of preservation.

As natives of Massachusetts, and frequent visitors to the Cape, we feel this place should be saved if the National Seashore is to achieve its goal of preventing the erosion and destruction of worthy landmarks as well as the natural resources and beauty.

We feel that as a restaurant, Highland House is one of the better on the Lower Cape. It is one of our "musts" whenever we visit. The excellent cuisine and atmosphere must be the result of hard work by the present management whom we always find to be most congenial and courteous.

Governor Prentice type establishments may be fine, but they cannot take the place of those landmarks which create the "Old Cape" atmosphere we admire, and trust future generations will also appreciate.

We sincerely hope that at your hearing in early August you will vote to preserve the Highland House and to permit the present management to continue to serve us and the thousands of other visitors.

Very truly yours,

(sgd) Jean L. Burr Kenneth G. Burr"

"Dear Mr. and Mrs. Burr:

Thank you for your letter of July 29th addressed to the Cape Cod National Seashore Advisory Commission. The Highland House is the property of the United States and continued permission to use it for a period of years was part of the consideration received by the then-owners when they chose to sell to the United States. This arrangement was extended to December 31, 1969.

In this, as in other matters, the Advisory Commission has no authority whatsoever. It merely offers its advice to the Park Service. At its last meeting on August 2, 1968 the Commission took the position that the Highland House, being one of four commercial properties owned by the United States within the boundaries of the National Seashore, should be treated, insofar as its commercial aspects are concerned, in the same manner as the other commercial properties. This would mean that the Park Service was advised by the Commission to prepare a prospectus and seek bids for the continued operation of the Highland House as a commercial enterprise in a manner similar to that already done in the other cases.

I know of no present intent of the Park Service to destroy or remove the structure itself. As to its age, we have been advised that it was built after 1900. It is not included in the list of historical structures prepared by the Park Historians whose job it is to designate what are historical structures within the authorized boundaries of the National Seashore.

It would appear to me that the present operators of the Highland House would have an excellent chance of being the successful bidders for its continued operation if the Park Service decides to follow the advice of the Advisory Commission.

Sincerely yours,

(sgd) Joshua A. Nickerson, Chairman
National Seashore Advisory Commission"

I think it illustrates the general ignorance which the public has, not only of what is contemplated to be done, but areas in which this Commission functions.

MR. CHILD: I think your letter is a very good letter. You really covered it very well.

MR. NICKERSON: I wanted to be sure you were in agreement on this. I felt you would be. There is a certain amount of misinformation - this has emanated from the present operators. They, themselves, have contributed to it.

MR. MALCHMAN: On the general subject of the information to the public - it seems it is fairly widespread. For instance, in the Provincetown weekly newspaper in reference to the story on the rest areas in Truro, there was a flat statement that the National Seashore operates no free toilet facilities, which of course is not correct. This is fairly typical of what you see in print. Whether they don't understand, or don't check - I don't know what the answer is.

MR. NICKERSON: The only place where a fee is involved is where you park your car at a beach. Certainly there is no parking fee at the Visitor Center, the Marconi station or the Pilgrim Heights area.

MR. MALCHMAN: I am wondering on this specific item if some thought might be given on the part of the Seashore to have some kind of liaison between the Seashore and the news media so that the information is a little bit more accurate.

MR. NICKERSON: Of course that doesn't sell the newspaper.

MR. DIEHL: How about a letter to the editor?

MR. MCNEECE: I would think the National Park Service might delegate someone to correct such information.

MR. NICKERSON: You suggest that this could be done in a letter to the editor?

MR. DIEHL: Do you have a clipping service? I should think it would be a good thing to subscribe to, we couldn't get along without it in our office.

MR. CHILD: Don't you subscribe to all the local papers?

MR. NICKERSON: You could have someone make a list of inaccuracies and a letter could be prepared to go out over the Superintendent's signature correcting any inaccuracies.

MR. CHILD: I have taken it upon myself often to answer certain letters which have given certain misinformation. I think it might be pointed out to each one of the people representing the towns on the Commission to take upon themselves and make this a little more personal than it would be to have the Seashore do it. A lot of people in the towns don't realize we have a representative in each town who represents the Seashore. This is generally true, I have discovered. They don't know there is such a person. I was talking recently with a fellow who wants to build a home in Truro. He says he can build a house because they can't condemn him because they have no money to pay for it. I asked him if he had talked with Jack Carleton, and he wanted to know who Jack Carleton was. I told him that Jack was the representative from Truro on the Commission and the man to follow through with and talk to about these matters. Some way it should be gotten out that there is a representative from each town on this Commission. I say this is not generally known. How to accomplish this I do not know.

MR. NICKERSON: If public relations were to be effectively met it still would be very essential that someone designated on the official staff should spot and collate these errors and call them to the Superintendent. In most instances a letter could be prepared to the editor and reviewed and signed by the Superintendent.

MR. MALCHMAN: I think there are one or two people on the staff who have formerly worked for newspapers.

MR. NICKERSON: I had occasion recently to talk with a group on the Upper Cape about the Seashore and took the opportunity to point out the definition of the purpose of the Seashore as defined in the Act of Congress, and the basic conflict between conservation and recreation, and that they are compatible. I was able to bring in the role of the State parks, private campsites in the Seashore and the long range effect on the various towns on the Cape. I pointed out that in my opinion the immediate impact looking into the future would be to intensify commercial development outside of the Seashore boundary. For mid-Cape towns the existence of the Seashore and State parks and town owned land meant that these inland towns would be far more desirable for residential values. The Seashore has the opposite effect in Provincetown. Some comments and questions indicated a very general lack of understanding of what the Seashore is all about.

MRS. WILES: I certainly think it is desirable that all know who is the representative in the various towns, but the summer people and people coming in looking for land to build on would not know, and if you put it in the newspaper they wouldn't know either because they are only here for a week or so. As for toilet facilities, they are justified in some respects because you take Newcomb Hollow. Wellfleet wanted to put toilets in and the Park itself is holding the whole thing up. We can't put any in until we find out just what we are going to have.

MR. NICKERSON: Some other towns haven't waited that long.

MR. MCNEECE: The initial question was who should take care of these errors. I should think we should be sure they get the most accurate answer coming from those administering the Seashore.

MR. NICKERSON: If each one of you attempts to interpret errors of this kind you would probably get almost 10 different interpretations, whereas if it comes from an official source you might get a more reliable answer.

MR. CHILD: I have always checked with the Superintendent and gotten his OK before I mailed my letters.

MR. NICKERSON: I have done that too whenever I get a letter to answer.

MR. CARLETON: How did you answer the gentleman who wanted to build a house?

MR. CHILD: I told him to see you and to call George Thompson. I wasn't qualified to give an answer.

MR. CARLETON: I think you were passing the buck on that one.

MR. CHILD: I didn't think I was qualified to answer.

MR. CARLETON: Was it Mr. Preston?

MR. CHILD: No, a fellow from Cincinnati -- I can't recall his name at the moment, but he has property here and he says he is going to build a new house and that nobody can stop him because there is no money to purchase the land and he is going ahead and you can condemn him two or three years from now when you get the money. This is an actual case and an indication of a situation which may become very serious.

MR. CARLETON: We have one problem now off North Pamet Road. The owner sold some of his property and kept seven acres. He says he is going to build on it next year.

MR. CHILD: I am told a good many people have this attitude and there is no way to stop him if he complies with the local zoning board.

MR. MCNEECE: Couldn't Congress appropriate at least three million to be used as emergency?

MR. ARNBERGER: First of all they would have to arrange authorization.

MRS. WILES: It isn't right. People have to pay taxes on this land. This is not good. It can be eaten up in a lot of taxes. I own a couple of acres I can't even cut down trees on. I don't pay an awful lot . . .

MR. NICKERSON: Why can't you cut down trees?

MRS. WILES: Why, because the Act says you can only to take care of . . . If I were to cut down 10 trees, some would be on me.

MR. NICKERSON: This is a Town zoning regulation.

MRS. WILES: That is what they had to have or they wouldn't approve. I am going to put in for a rebate for my taxes on that land.

MR. NICKERSON: I think we have a situation here without any question in which the United States is going to be faced with the situation that it either must accept the utilization of privately owned land in the way the owner wants to use it providing it complies with town zoning bylaws or else they must buy it. They can't turn him out and refuse to buy it.

MRS. WILES: That is what they are doing.

MR. MCNEECE: Congress has before it a Bill now that authorizes new parks, it has the land appraised and it provides that if the land isn't bought immediately it will pay 6% interest from the time the Act is passed until it is actually acquired. Are you familiar with that?

MR. ARNBERGER: I am not familiar with that specific legislation. That would establish one price and tend to hold down the escalation factor.

MR. MCNEECE: It might have helped if that had been in effect here but it is not fair to these people, as Mrs. Wiles points out, to have them paying taxes and still not be able to use their land. There should be an emergency appropriation after raising the authorized limit, of at least a minimum sum of a few million to take care of instances where people are on the verge of development. This makes sense, doesn't it?

MR. NICKERSON: Would it be desirable, Mr. Arnberger, from your point of view to have this Commission make a suggestion along this line so that instigation would come from us?

MR. ARNBERGER: I think it would be helpful for your Minutes to indicate and also help to do as you suggest. I am hopeful that legislation will be introduced early in the next Congress, and now that we have this additional funding source we may get money quite rapidly.

MR. DIEHL: Unless they raise the ceiling you can't get it and it takes an Act of Congress to do that.

MR. ARNBERGER: Pending legislation would have this effect.

MR. MALCHMAN: I move that you draft such a memorandum to Mr. Arnberger.

MR. NICKERSON: I think it would be better to make sure we are in agreement among ourselves just how this resolution should be put, rather than leave it up to one individual.

MR. CHILD: How about you drafting it and submitting it at the next meeting?

MR. DIEHL: The proposal is that certain individuals owning land within the Seashore are planning to apply for building permits - Whereas, it has been called to the attention of the Commission that in conformity with the presently effective zoning bylaws which have been approved by the Secretary of the Interior that certain individuals owning land within the Seashore are planning to apply for building permits, and whereas there are no funds available to the Park Service for the acquisition of such land, resolved that this Commission urge the National Park Service to promote through all available channels the necessary legislation to raise the ceiling limit on the amount of money which may be expended for the acquisition of privately owned lands within the Seashore and to

obtain an emergency appropriation for providing the needed funds for the acquisition of land, particularly in such cases as would appear to be in danger of private development.

MR. MCNEECE: We have done something like this before. This is a memorandum to the Superintendent?

MR. NICKERSON: Be it further resolved that with the appointment of a new Superintendent in September, 1968, that we believe this to be one of the most important projects to which he should give his attention.

MR. DIEHL: I think the Park Service is well aware of their position and their hands are tied. I can't see any danger of releasing this and I think we should send a copy of the letter to Senators and all the Congressman.

MR. NICKERSON: In this way they wouldn't be able to go out and say that he is just trying to get more money to spend. That is if we suggest it.

MRS. WILES: One time when it was suggested we write to the Senators on a particular matter it was turned down and you said we should not put any pressure on the Senators. It was stated at that time that we shouldn't bring pressure to bear on the Senators.

MR. MCNEECE: I don't go along with making it public.

MR. CHILD: I am not in favor of it either.

MR. NORGEOT: The people interested in doing this know it, and those who are not interested wouldn't care one way or another.

MR. NICKERSON: Why not add one more clause: and be it further resolved that a copy of this resolution be sent to each member of the Congressional Delegation of the Commonwealth of Massachusetts? The

time to stop this is before it gets underway. Lots of this went on before. Now we tell them that the National Seashore might be down to condemn the land the next day. It adds to the value of residential property to have it adjacent to the National Seashore. The following motion was made, seconded and unanimously VOTED:

Whereas it has been called to the attention of the Commission that in conformity with the presently effective zoning bylaws which have been approved by the Secretary of the Interior that certain individuals owning land within the Seashore are planning to apply for building permits, and Whereas there are no funds available to the Park Service for the acquisition of such land, Resolved that this Commission urge the early enactment of legislation to raise the ceiling limit on the amount of money which may be expended for the acquisition of privately owned lands within the Seashore and to obtain an emergency appropriation for providing the needed funds for the acquisition of land, particularly in such cases as would appear to be in danger of private development, and be it further Resolved that with the appointment of a new Superintendent in September, 1968, that we believe this to be one of the most important projects currently facing the Seashore, and be it further Resolved that a copy of this resolution be sent to each member of the Congressional Delegation of the Commonwealth of Massachusetts.

MR. NICKERSON: Are there any other communications?

MR. MCNEECE: I have a verbal communication. At a meeting of the Barnstable County Selectmen's Association it was asked what could be done about this disease in the pine trees, and agreed that the Association

should take some action through the State if it appeared necessary next year, but the question was raised, what would the National Seashore do about this. My answer was that the National Seashore had worked closely with the Mosquito Control Project, and I couldn't see any reason why they wouldn't cooperate in any spraying program to control the pine tip disease. But I did say that I would bring up the question of the Nantucket Pine Tip Moth at this meeting.

MR. BEAN: The experts say let nature take its course; it may stunt the trees, but it is beyond possibility to control. Overall it is a temporary thing and the pines will come back.

MR. MCNEECE: We weren't planning to do anything unless it becomes necessary, but if they did find spraying would be necessary, how about the Seashore?

MR. BEAN: We would work the same as we did with the gypsy moths several years ago. The State entomologist said that it was very expensive to do and this situation normally took care of itself in another season.

MR. MCNEECE: That was so, but it still leaves the question, if it does become necessary, would the National Seashore take care of the expense?

MR. BEAN: We wouldn't go outside of the Seashore.

MR. DIEHL: How would you contribute, financial or material?

MR. BEAN: On the gypsy moth it was with materials.

MR. DIEHL: How do you handle the mosquito control?

MR. BEAN: The State Mosquito Control Project takes care of most of that.

MR. DIEHL: How about financial aid?

MR. BEAN: We have given none yet.

MR. NICKERSON: Have you given any aid through the Job Corps?

MR. BEAN: Not with the Mosquito Control Project, but the Corpsmen have worked with browntail moths, clipping nests, etc.

MR. DIEHL: If the Mosquito Control Project sprays on Monomoy, the Federal Government gives no help any more.

MR. NICKERSON: Actually they don't allow them on Monomoy Island.

MR. MCNEECE: The Fish and Wildlife Service had some complaints and many questions, because that is in conflict with the preservation of the marshes themselves. Certain people don't approve of the Mosquito Control Program on Monomoy Island.

MRS. WILES: I think there has been too much indiscriminate spraying and too much DDT. Mr. Doane said they used it because it was cheaper.

MR. NICKERSON: The use of this is all under control now, isn't it?

MR. MCNEECE: They don't use DDT much now, and when they do they are extremely discreet.

MRS. WILES: But where ducks used to build their nests they aren't doing it any more because of the Mosquito Control Project or drainage and one thing or another.

MR. MCNEECE: I am satisfied with the answer to my question.

MR. CARLETON: I have received a letter from Mr. Albert S. Bettencourt of Truro which I would like to read to you. (Reads)

"Dear Sir:

As a resident of Truro and a World War I Veteran I am asking the National Seashore Park through the Advisory Board to give this request some thought. On August 30, 1968 I attended a meeting of the Truro Neighborhood Assoc. at Truro Town Hall. The main topic of interest was the Master Plan being worked on for the Town of Truro, also the National Seashore Park. The representative from the company doing the Truro plan explained they had just started it less than four months ago and explained some of the start that had taken place. The planner for the National Seashore Park got up and spoke and said that their plan was all made up but would not be shown until the Truro Plan was ready.

Then there was a question and answer period for which every planner was concerned. I asked Mr. Kimball if anywhere in the Park bounds any thought had been given to a layout for a National Cemetery for the New England States. His answer was no. As I understand there are a total of thirteen National Cemeteries under the control and supervision of the Dept. of the Interior, none of them are in the New England States.

Therefore I ask again that some thought be given in planning from the Town of Provincetown to the Town of Chatham for a National Cemetery within the bounds of the National Seashore Park, for the New England States.

Thanking you I remain,

Yours truly,

(sgd) Albert S. Bettencourt"

MR. NICKERSON: When Mr. Carleton showed me this I thought this was made in all seriousness and should be brought to the Advisory Commission to see what the reaction is here.

MR. DIEHL: What will be the purpose of this discussion?

MR. ARNBERGER: We have a few National Cemeteries in connection with National Historic Sites. Bull Run is one of them.

MR. MALCHMAN: I think the statement that the Department of Interior has jurisdiction over National Cemeteries is inaccurate.

MR. ARNBERGER: National Cemeteries are under the Department of Defense. We do, as I said, have a few in connection with National Historic Sites.

MR. NICKERSON: My feeling is that in a multiple use area . . .

MR. NORGEOT: He should go through the Department of the Army and if they want to do it it would be fine.

MR. NICKERSON: I am not so sure. I don't think it would have any place in this area of multiple-use. It would be an inappropriate use, I think.

MR. ARNBERGER: We get this type of letter frequently; our usual answer is that it is not a compatible use.

MR. NICKERSON: Do you agree it is not consistent with the purposes for which the area was established?

MR. CARLETON: Yes.

MR. NICKERSON: You have called it to the attention of the Advisory Commission as requested.

At this point the Superintendent and the people under his direction briefed the Advisory Commission on what they have been doing lately by way of a Progress Report.

Item 4. Progress Report - Cape Cod National Seashore

MR. ARNBERGER: I have prepared the usual Progress Report. To begin with we have listed the status of construction projects. The Amphitheatre at the Province Lands Visitor Center was completed on September 4. Just the other day, on September 25 the pre-final inspection of the Visitor Center in the Province Lands was held so that will be accepted soon. We are planning soon to issue an order to proceed with the contract for landscaping, planting pine trees and bayberry in the Province Lands Visitor Center area, awarded to Transit Seeding, Inc., of Marshfield, Massachusetts.

The contract for building a parking area in the vicinity of Snail Road in Provincetown, awarded to M. F. Roach Company of North Eastham, is scheduled to start soon.

In the Marconi Station area, the roads and parking facilities for the Marconi Beach, under contract with M. F. Roach Company of North Eastham, are presently 17% complete. Work under way includes dressing the slopes along the main road and in the parking area, grading, subgrade, placing base, priming and placing binder course.

Here also the contract with JoLEE Construction Company of Attleboro Falls, Massachusetts, to construct extensions to dormitories in the Wellfleet Job Corps Conservation Center is approximately 75% complete. Work under way includes completion of exterior walls and roof surfaces and installation of windows. The connections between the existing dorms would be used for the most part as dayrooms. I think it will be a tremendous improvement and gives these boys a little more room.

Construction of comfort stations at Nauset Light Beach and at Hemenway Landing in Eastham also by the JoLEE Construction Corp. is now approximately 11% complete. Work now under way includes construction of concrete block walls and installation of plumbing at both buildings.

We have recently contracted with Able Drillers and Pump Company of Woodstock, Connecticut for drilling a test well to determine the availability of water to serve the proposed beach development area in the vicinity of Duck Harbor. Work hasn't yet started on this.

Just last week we received a preliminary drawing of the proposed Great Island parking area. Funds for this parking area are available in this fiscal year appropriation. In the next few months I hope we can get this under way.

Upon your advice at the last meeting and after receiving a letter from the Wellfleet Board of Selectmen indicating they had no objection to its issuance, a Suspension of Condemnation Certificate for Commercial and Industrial property is being prepared for Russell S. Gallagher (doing business as the Wellfleet Beachcomber Club, Inc.) at Cahoons Hollow. That Certificate will be written up to expire December 31, 1973.

The Suspension of Condemnation Certificate issued to Nathan Nickerson for the operation of his sandpit in Eastham expires on December 31, 1968. You indicated at your last meeting an interest in inspecting this operation before extending the Certificate or taking any action on it.

No action has been taken up to the present time by the Town of Truro regarding the renewal of the permit to Arthur Joseph to operate his sandpit. The present permit expires December 31, 1968. When we receive advice from the Town of Truro regarding their renewal Mr. Joseph's Certificate of Suspension of Condemnation will be extended to run concurrently with the expiration date of the Town permit.

We have advised our Northeast Regional Office of your advice concerning the issuance of a Prospectus for the continued operation of the Highland House and in this question I might mention that we have received a letter from the Truro Planning Board with reference to this subject urging serious consideration of the possibility of a land exchange in preference to a lease arrangement for this property. That would put the Highland House in private ownership. I believe this was discussed in your last meeting to some extent.

Mr. Maurice A. Timmerman of the Washington Planning and Service Center is on a special assignment here to determine the tracts of land still needed to be purchased to round out land acquisition in the Seashore. Appraisals will then be made of the remaining property, to estimate the amount of money needed to complete this project and to support legislation to increase the authorization for land acquisition funds.

I might add in passing that we are very sorry to report that Mr. Timmerman was taken to the hospital last night, possibly with a heart attack.

Chief Park Naturalist Vernon D. Dame left on Wednesday, September 25, for his new assignment in the Northeast Regional Office as National Environmental Education Coordinator.

Mr. Richard LeBlond, presently at Glacier National Park, will enter on duty October 6 to fill the position of Administrative Officer vacated by Ross Harrison when he assumed that position with the Wellfleet Civilian Conservation Center.

MR. NICKERSON: There may be some questions. I have a few with respect to the Visitor Center at Provincetown. When do you expect that will be open for public use?

MR. ARNBERGER: Very probably not until next spring. That would be my guess.

MR. NICKERSON: For the full season? Are the exhibits on schedule?

MR. BOWMAN: As far as I know they are.

MR. NICKERSON: It would be reasonable to suppose that sometime during the winter the thing would be all polished off and ready to open? Will this be seasonal?

MR. BOWMAN: All indications are that it will be seasonal as far as we can see now, from an operations point of view. This is because of funding, etc.

MR. NICKERSON: Will it be opened early in April?

MR. BOWMAN: I would say that is as good as any. From a maintenance point of view that would press us very close. May would be better, but that will have to be settled.

MR. NICKERSON: Generally speaking, April 19 is a key time for visitation on the Cape. If you could have it open by April 15 it would be highly desirable.

MR. CHASE: Would the lookout be available when the building is closed?

MR. BOWMAN: Yes.

MR. NICKERSON: You could go up there in January. You referred to Marconi Beach, and I notice that the sign out here says Marconi Beach. It appears there could be confusion with the Marconi Station Site. My personal opinion is that another name should be found.

MRS. WILES: There was an old name.

MR. NICKERSON: Maybe that should be used. When you call two places Marconi you are inviting confusion. That is going to be a major beach with a 500-car parking lot. The name should be chosen so there would be no confusion. Mrs. Wiles, find out about the old name and submit it.

MRS. WILES: I think it used to be called Snow's Hollow.

MR. NICKERSON: With respect to the proposed Great Island parking area, have we been shown where that will be? It seems this is a recreational use. Should our advice be sought, should we see the plan? This question of utilization of Great Island or lack of it has been a matter of great controversy and the location of the parking area might be one the Advisory Commission would be most anxious to consult with you about.

MR. ARNBERGER: Has the location of this been discussed generally?

MR. BOWMAN: I can't remember exactly. It is in the general location of the top of Sunset Hill.

MRS. WILES: But that is a Town parking area. What are you going to do with the Town parking area?

(At this point Mr. Morgeot departs.)

MR. BOWMAN: This will be just to the west of the end of the black top which is part of the Town parking area, before you go down the hill toward the Gut. It will provide space for between 30 and 50 cars.

MR. CHILD: Isn't there a sketch we could see?

MR. NICKERSON: While Mr. Bowman is looking that up perhaps we could mention other items on Mr. Arnberger's report. The Gallagher matter is taken care of and Arthur Joseph as far as we are concerned, subject to the action by the Town of Truro. We are sort of leaving Nate Nickerson out on a limb. His Certificate expires December 31 of this year and it seems we should either "fish or cut bait" as far as he is concerned. We voted to go and look at it.

MR. CHILD: May I make a comment about the amphitheatre area at the Province Lands? I think it is well placed, it works, and everybody is pleased, but there is one thing that must be done before you have an audience. You must put a railing beside those steep steps. It is very dangerous as it is now. Cliff Pearce is aware of it. You must do it before you allow people in there.

(The Commission studies the plan for the Great Island Parking Area)

MRS. WILES: It seems to me to keep good feelings between the Town of Wellfleet and the Park that they ought to have been consulted. Nothing has been brought up here about this or Duck Harbor, right next to the Town beach.

MR. BOWMAN: It was brought up as part of the general development plan and this is the first specific location plan that we have had. This is a preliminary drawing. It shows a walk down a trail through the woods to pick up the existing trail.

MR. MCNEECE: Your next step would probably be to take this up with the Wellfleet Planning Board?

MR. BOWMAN: They should probably be advised. This is similar to what we did in Truro.

MRS. WILES: Suppose the Town refuses to let you use the road? I think myself that they should consult with the people of Wellfleet and not go ahead and draw these plans.

MR. NICKERSON: They haven't anything to talk about until they draw plans.

MRS. WILES: This has never been brought up before us.

MR. NICKERSON: They didn't have anything to talk about until a plan such as this preliminary drawing had been prepared.

MR. CHILD: I didn't understand what is being done at Duck Harbor.

MR. ARNBERGER: This is drilling an exploratory well.

MRS. WILES: That isn't what Mr. Joseph said. He said there had been plans all laid for having a beach development there, having a beach development in there right next to the Town of Wellfleet beach.

MR. NICKERSON: I think he said they planned to have a beach in that general area. What is the time element involved in this project of the parking lot?

MR. BOWMAN: I would say, generally speaking, they will go back with this. I know they don't have the exact topo. This is just approximate. It might go to final design in three months, and then to contract. I wouldn't anticipate, even with the burst of speed that it would come out for six months.

MR. NICKERSON: Would it be practical to put this and the Nate Nickerson gravel pit on for a field trip next meeting?

MR. MCNEECE: Probably, after talking with the Wellfleet Planning Board.

MR. NICKERSON: I was going to suggest that after the Seashore talked with the Wellfleet Planning Board, if they would like to send a representative from the Planning Board or the Selectmen, who had responsibility,

to visit the site jointly with the Advisory Commission, and we could get their comments direct.

MRS. WILES: We told the Park that we would take this up just as soon as Newcomb Hollow was settled and then we would go ahead with that. But we have gotten nothing but a run-around with Newcomb Hollow. As soon as we met one objection they put up another. We feel we should get Newcomb Hollow settled before we do any talking on anything else.

MR. NICKERSON: Is there any land exchange involved?

MRS. WILES: No, but use of the town roads are. They have been using the Wellfleet parking lot all summer long.

MR. NICKERSON: I think the public is going to use any Town road or parking lot that is available.

MRS. WILES: They have been using Town parking lots and have paid no fee or anything else.

MR. NICKERSON: I think the Commission should go there at the next meeting and if representatives of Wellfleet don't want to come, that is their prerogative.

MRS. WILES: I think Newcomb Hollow should be settled before we start any new project.

MR. NICKERSON: We haven't seen any plan except the contour sketch plan, no plan of how it would be used. The proposition was to take sufficient land so that if they chose, they could park upward of 500 cars. We haven't seen any plan of how it will be used.

MRS. WILES: I don't see why you have any right to demand such a plan.

MR. MCNEECE: As I recall there was a feeling that there would be an adequate plan made, and the National Park Service at our suggestion offered to provide the Town with such a design if they asked for it, thereby saving the Town of Wellfleet the cost of preparing.

MRS. WILES: We don't wish to work that way.

MR. DIEHL: What does the National Seashore object to right now?

MRS. WILES: I don't know; first it was spoiling the sand dunes, so we eliminated that by saying the sand dune could remain in possession of the National Park Service we didn't ask for them anyway. We asked for an area back of them and told them that all that was going to be done was level off with materials that were there. But they don't know exactly. They just want to enlarge some and put toilet facilities up at the northeast corner. They wanted to know where, and we told them, and I don't see why there was any objection. Now they are putting more stumbling blocks in the way.

MR. DIEHL: What?

MRS. WILES: Details and plans.

MR. DIEHL: That is not a stumbling block.

MRS. WILES: It is. You go according to the money you have.

MR. DIEHL: The Park Service will do this for you.

MRS. WILES: We don't want it.

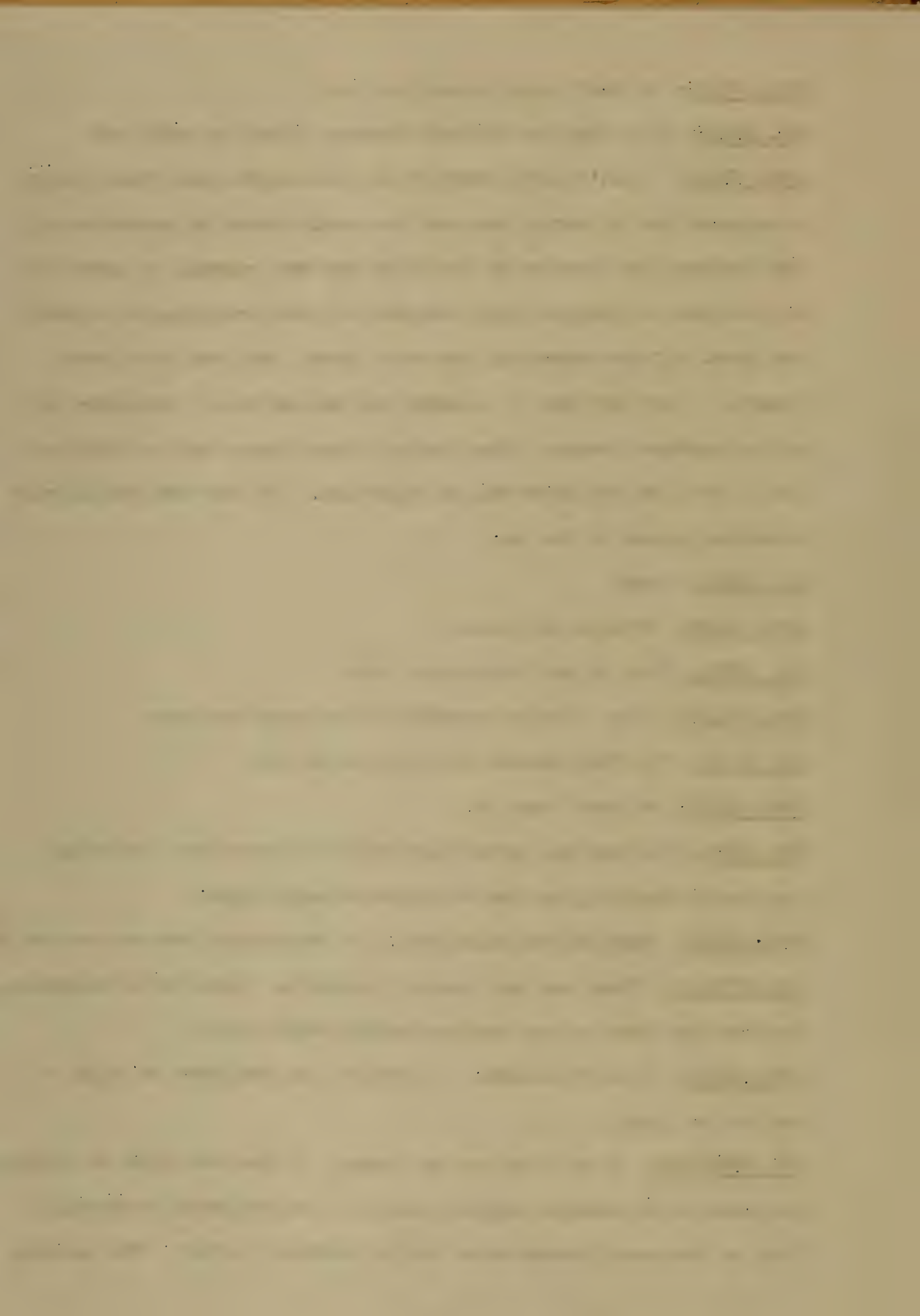
MR. DIEHL: We have all agreed this would be a good idea, including the toilet facility, but the Park Service wants plans.

MRS. WILES: They had the plans here. It was brought here and you saw it.

MR. MCNEECE: There was very general agreement. There was no objection, but the Park Service does require certain design plans.

MRS. WILES: I don't see why. I don't see why they have any right to ask us for plans.

MR. NICKERSON: I can give you one reason. If the town chose to utilize the area to the maximum parking capacity, I am not saying they would, that in turn would create other traffic problems in back. The question



is, should this land be used in such a way as to become a major public beach.

MRS. WILES: I don't see why you fuss so much, when the National Park was going to have it for a major beach and was going to spend \$60,000 to start with. We are not going to spend that because we are not going to put up a bathhouse which they were going to do. We don't want a bathhouse. If the Park does it, it is all right. If the town wants to accommodate people who have stickers, every single stumbling block has been put in the way. I know very well if you made out a plan and then if you deviate from it they will be on the back of your neck.

MR. NICKERSON: I think you are borrowing trouble.

MRS. WILES: No. You are borrowing trouble, and you want us to go along with your other plans.

MR. CARLETON: As I remember, there was objection by lots of townspeople and they signed a petition against this--200 people. This appears in the Minutes of our last meeting regarding Newcomb Hollow. One of the signers would like to be heard at a Commission meeting before anything is done.

MRS. WILES: We invited him to come to one of our meetings. He didn't show up but some others did. Let me tell you, the townspeople who signed that petition were not more than 10. He got people from Washington. He had Hall on Bound Brook Island sign it, and year round people in Truro signed, and people all around that were not Wellfleet people. All his friends signed. I know one of his neighbors who didn't sign it. So when you say townspeople signed it, you are wrong.

MR. CARLETON: Aren't you devaluing his property?

MR. NICKERSON: I think the Chair should make a statement on this general subject. As far as I can recall it has been our position ever since the question came up that Newcomb Hollow as a beach to be exclusively controlled by Wellfleet should be improved and enlarged. The only question that arose was as to how and to what extent. A proposal has been made by the Town showing an outline sketch plan of the area they wanted; accordingly we went and looked and all of us agreed something should be done, but felt that before a decision could be made there should be more specific information in details of planning information, not only for the parking area but as to increasing the Town-owned ocean front from 200 to 1200 feet. This was not shown on your plan. It all started or came into focus regarding a proposed exchange of land in what we know as the former Camp Wellfleet, where there are 70-odd acres owned by the Town and the idea was suggested here that all of it be conveyed which could be included in a land swap deal whereby the Town of Wellfleet in addition to Newcomb Hollow would get land at other locations.

MRS. WILES: The locations suggested were LeCount Hollow and a little additional land at Great Pond and Long Pond.

MR. NICKERSON: Or at any other location the Town might suggest.

MRS. WILES: No. The reason we had originally intended having a one package deal was when the Park wanted to get this piece of land out here for a road, so in order to cooperate we said "All right," and we tried to cooperate. However, we got no cooperation.

MR. NICKERSON: Nothing is to be gained by mutual recriminations on either part. The problem remains on which solution will be sought,

but if Wellfleet will have no further talks with the Seashore it seems to be a little bit unreasonable since it seems we should be able to discuss this matter and come to a solution mutually agreeable.

MRS. WILES: Just what do you want?

MR. NICKERSON: We have said repeatedly, and suggested to the Park Service, and I understand officially the Park Service is agreeable, that there should be prepared a plan of how the land is to be used. If the Town chooses not to do it, well . . . The Park is very willing, and able to assist in the preparation of a plan.

MR. ARNBERGER: On request of the Town.

MR. NICKERSON: But they are certainly not going to do this if the Town . .

MRS. WILES: There are reasons and very good ones why we do not want to do this.

MR. MALCHMAN: Was that the answer, that the Town is not going to look at it even if it was . . .

MRS. WILES: We don't want them to do it. We want to make our own plans.

MR. DIEHL: How did we get this land?

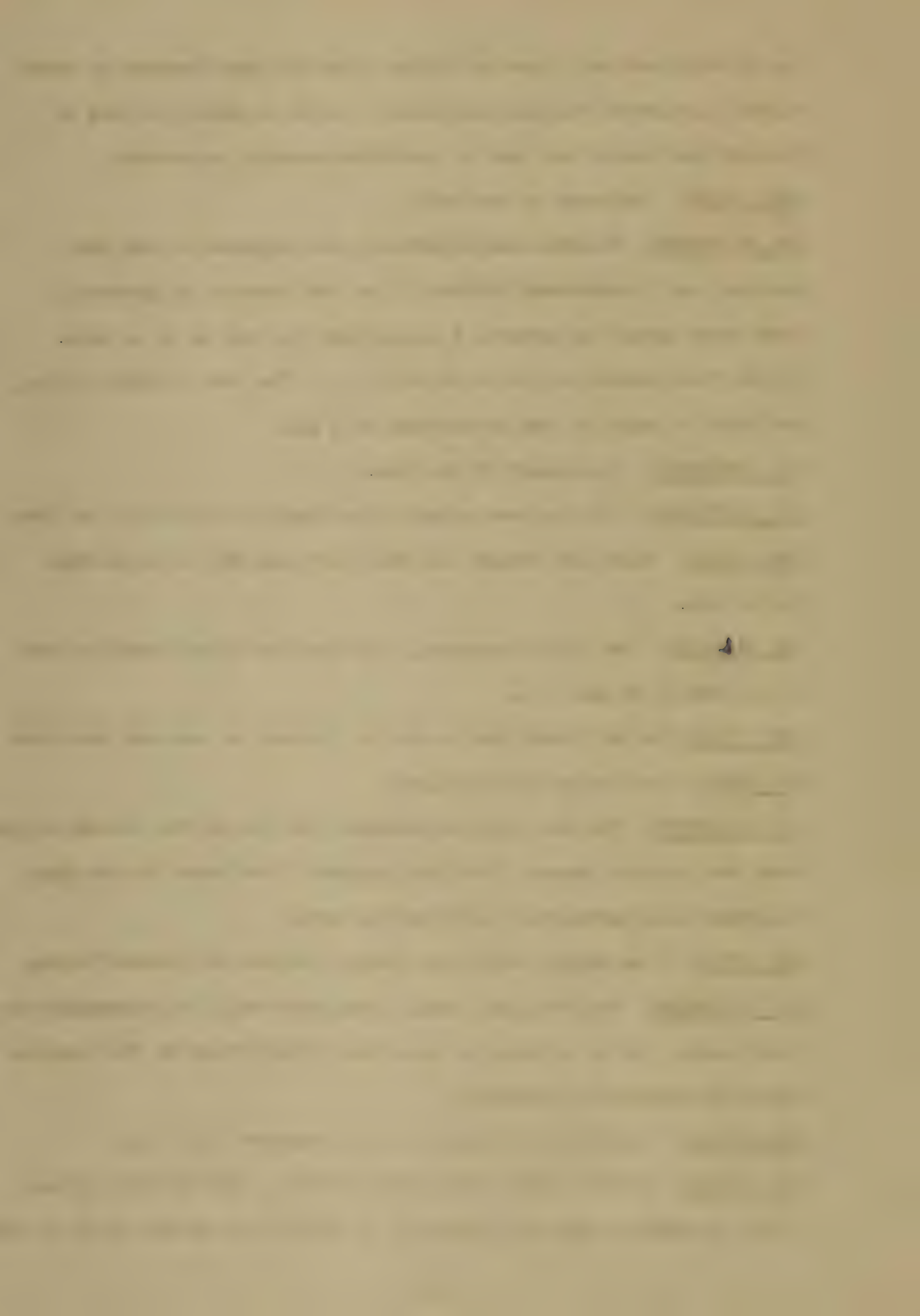
MR. NICKERSON: The Park Service purchased the land in the Newcomb Hollow area from private owners. The Town acquired 70 odd acres in the Camp Wellfleet area before Camp Wellfleet was here.

MR. DIEHL: I am talking about the parking facility at Newcomb Hollow.

MR. NICKERSON: The Town has a small area, very small and inadequate for their needs. It is adjoined on all sides by land owned by the Seashore which was acquired by purchase.

MR. DIEHL: Why didn't the Town years ago purchase this land?

MRS. WILES: I don't believe they would sell it. And besides, at that time, our parking area was adequate. We didn't need as much as we do now.



MR. DIEHL: The people who owned it sold it to the Park Service?

MRS. WILES: Only one.

MR. DIEHL: How much land?

MR. NICKERSON: I think we have a long way to go on our Agenda and have other items to consider.

MR. DIEHL: I am for it, and hope the Town will come in with a plan. I am for any exchange.

MR. MCNEECE: You may recall that at our last meeting the Minutes indicate the following: - (Reads) ". . . The Advisory Commission would, if the Town asked for it, recommend to the Park Service that they prepare a plan of how this land might best be developed as a beach with parking facilities, toilets . . ." Now, was this information conveyed to Mr. Atwood?

MRS. WILES: Yes, I think so.

MR. MCNEECE: Are you sure? Is he the Chairman of the Board of Selectmen? Have we had any answer? Are you speaking for him?

MRS. WILES: A letter was written to the Commission.

MR. MCNEECE: This was after this? My question is, did we direct this suggestion to Mr. Atwood and the Board of Selectmen? If we did, shouldn't we be getting an answer from him and the Board?

MR. NICKERSON: In view of the . . .

MRS. WILES: A letter was written to Mr. Joseph. They asked Mr. Joseph to forward it to the powers that be in the appropriate places, wherever it is supposed to go. He did not do it until he was asked again and they wanted his comments and he made no recommendation, and I think since . . .

MR. NICKERSON: There was a letter July 15 and a reply. This pre-dated our meeting of August 2. Mr. McNeece's question is, was Mr. Atwood ever advised of that. If he hasn't been, then I think he should be. A letter should be directed to the Board of Selectmen.

MR. BEAN: As I recall, Mr. Atwood and Mr. Pellegrino came in and . . .

MRS. WILES: They came in to see if he had forwarded the letter and they wanted his comments that he passed on with the letter. He said he made no comment on the letter. He said he had sent it on.

MR. MCNEECE: I think we should at least pursue the action, and if it hasn't been done, a letter should be addressed to the Selectmen.

MR. CHILD: Isn't there a letter here asking to come here and state his case? He had asked. I am not sure if it was verbal or if he had written a letter.

MR. NICKERSON: The point is, has Mr. Atwood been advised?

MR. ARNBERGER: I think not.

MR. NICKERSON: You will do this?

We are still on the item of the Progress Report. I don't think a trip to Nickerson's gravel pit is controversial. Let's plan to do that. We might make a side trip to some other area.

MRS. WILES: If a plan is brought in, not by the Park Service, but by some other engineer, will you consider it or will we be wasting our time?

MR. NICKERSON: Of course, we will look at it. I don't see why you ask the question. We want information that is necessary. In other words, whatever information would be essential as far as determining what the parking area is going to look like, the elevation, etc. Any competent engineer, I should think, could provide that. This was just an opportunity to save the Town of Wellfleet some money.

MRS. WILES: I don't understand your being so considerate to the Town of Wellfleet.

MR. NICKERSON: Are there any other questions on the Progress Report?

MR. MALCHMAN: I would like to ask a question with regard to the Snail Road parking lot. There is a proposal in Provincetown to operate a shuttle service which has received some favorable action on the part of the Town officials. If they made this a stop - I don't know whether they would - but it seems to me it might be a good idea, you would have dual use of the parking lot, both going into the dunes and going into town. What would be the reaction of the Park if it was getting major use by people visiting Provincetown?

MR. BEAN: Most people are just going into the dunes.

MR. MALCHMAN: But presently there is no way to get to the town. Then there will be.

MR. BEAN: Where else would you pick them up? What points would you serve?

MR. MALCHMAN: Shankpainter Road, a new parking lot, any proposed or new parking lots coming about from the Master Plan, wherever you could leave a car.

MR. BEAN: Would the bus go to Herring Cove where they would be able to go to the beach?

MR. MALCHMAN: I don't know.

MR. ARNBERGER: I think at Snail Road we are going to be filled right up to begin with.

MR. MALCHMAN: That is right and this is what I thought made it interesting because there is such a demand for parking.

MR. NICKERSON: You could have a 1,000 car parking lot at Whitehead Brothers sandpit and fill it up if you had a shuttle to town.

MR. DIEHL: How about the airport?

MR. NICKERSON: Wouldn't it be true to say that as of the present moment the only approach the Seashore has made to the Snail Road parking lot is in regard to people going on foot to the dune area, and hasn't even considered anything else?

MR. MALCHMAN: I don't propose they provide it, but it could happen of itself, and I wondered what the reaction would be. Shuttle service like the Fairs is proposed.

MR. DIEHL: You want to know whether the National Park Service would object and restrict them from doing this? I think they might want to give this some thought.

MR. ARNBERGER: Is this under consideration as part of the Master Plan?

MR. MALCHMAN: It was prompted by that.

MR. ARNBERGER: The Regional Study would take it under consideration, I should think.

MR. CHILD: The Provincetown Planning Board is working with the Park Service and has submitted the plan to which they are now referring.

MR. NICKERSON: I would suggest that since this has been brought up and Nate has made it known to the Superintendent, that it would be desirable to make a study before giving an answer.

MR. MALCHMAN: I didn't expect an answer, but was looking for a reaction.

MR. DIEHL: How about the railroad right of way in Provincetown, do they want to take that over for the shuttle?

MR. MALCHMAN: No, the Town would like to take over the right of way for an additional street.

MR. NICKERSON: Do we want to suggest that the Superintendent make such contacts as seem indicated by Mr. Malchman and find out more about this? Maybe it is a little premature, but it may be a good time. It is better to get in on the ground floor and if there is any conflict to let it develop early rather than late. Is there anything more to be said on the Progress Report? If not, let's proceed to the next item on the Agenda.

Item 5. Visit of Indiana Dunes Lake Shore Advisory Commission

MR. NICKERSON: I think perhaps whoever negotiated with the Indiana Dunes Commission should tell us of the recent status of arrangements.

MR. ARNBERGER: I expect I have about as much information as anyone. As it stands now, the Indiana Dunes Commission which is a legislatively constituted Board just as you are, will visit Cape Cod National Seashore. They plan to arrive on October 3 by plane, land in Hyannis, and be here Thursday night and Friday, and would like a tour of Cape Cod National Seashore. They had been hopeful of having a joint meeting with the Cape Cod Commission to see how our relative groups handle these things. Unfortunately some conflicts have developed and that won't be possible. We are looking forward hopefully to as many of you as possible going on the field trip and joining the group in the evening of the 3rd for dinner. That in a nutshell is what it breaks down to. We have prepared a possible itinerary that they might follow and I would appreciate your reviewing this and giving us any suggestions you have for improvements. Regional Director Garrison is planning to be here on Friday to meet with the group.

PROPOSED ITINERARY FOR INDIANA DUNES ADVISORY COMMISSION
October 3 and 4, 1968

October 3

Arrive at Hyannis Airport	6:30 p.m.
Drive to Salt Pond Motel, Eastham via bus -	
Dinner at The Gristmill Restaurant (Eastham) with members of the Cape Cod Advisory Commission and members of staff of Cape Cod National Seashore	8:00 p.m.

October 4

Continental breakfast at Salt Pond Motel	
Assemble at Salt Pond Visitor Center for area orientation	8:15 a.m.
Leave for Provincetown area via bus	9:00 a.m.
Visit: Provincetown, Herring Cove, Province lands Visitor Center, Race Point, and ride Beach Buggy to Snail Road.	9:45 - 11:30 a.m.
Pilgrim Spring Interpretive Shelter	11:45 a.m.
Head of the Meadow	12:00 Noon
Visit privately operated campground	12:15 p.m.
Lunch at Southfleet Restaurant, South Wellfleet	12:45 p.m.
Seashore Headquarters Area	1:30 - 3:00 p.m.
Coast Guard Beach	3:15 p.m.
Hemenway Landing, Red Maple Swamp Trail to Penniman House	3:30 p.m.
Depart for Hyannis Airport, via Nickerson State Park if time permits	4:00 p.m.

MR. NICKERSON: What do you do on the dune ride from Race Point to Snail Road? This will be just a sample in the 35 to 40 minutes it will take. Are you going to visit Horton's Park?

MR. ARNBERGER: We wanted them to do this because there will be no campgrounds inside their area and they may wind up with something like that.

MRS. WILES: In all fairness you should visit one that is more to your taste.

MR. NICKERSON: I suggest if there is time that they be given a view of the State-operated Park, Nickerson State Park in Brewster, and a drive around Flax Pond to see the types of facilities provided by the State. Could this be done en route to Hyannis perhaps?

MR. CHILD: The best operated privately owned campground in this area is Bob Collinson's in Provincetown. It is called Dune's Edge and is laid out very nicely with a nice little commissary.

MR. NICKERSON: It had been hoped that they would be able to sit in on a regular meeting of our Commission, but since conflicts with dates have arisen it doesn't seem possible to do it. Leo and I will both be away. It seems to me that in the interest of trying to be hospitable that as many of our Commission as could ought to join this group. It will be a question of dinner on Thursday, and Friday until 4 pm. Will you please convey to the visitors that the Chairman and Vice Chairman very regretfully can't be here?

MR. ARNBERGER: You know Al Edmunds mentioned that when they came to Headquarters they might sit down and have a joint discussion with whatever members were here, so perhaps you could ask one of our members to act as Spokesman.

MR. NICKERSON: Logically that would be our Secretary.

Item 6. Review of Previously Considered Items 1962-1968

I asked Mrs. Baldwin to prepare an outline of things previously discussed by the Commission as a means of acquainting the new Superintendent with some of the ways in which this body functions.

Regional and Master Planning

Area Interpretation and Use

Cape Cod National Seashore + a recreation area

Use of publicly owned lands: Federal - State - Municipal

Camping (with statistics) *

Land exchanges with municipalities

Great Island

Gas and Oil Explorations

Development, approval of, issuance and extension of Suspension of Condemnation Certificate - Commercial and Industrial Property

Development of Suspension of Condemnation Certificate - "Improved Property"

Cottage colonies and "traditional use"

Concession Operations

Salt Pond and Mauseet Knoll Motels

Truro Golf Course

Highland House

Guidelines Re: Remodeling and rebuilding improved property

(From the June 14, 1968 Commission Meeting)
 Nickerson State Park: 1776 Acres. (410 Campsites)

"Campers"	4.29 avg. party	Open April 15 - Oct. 15 (14 day limit in July & Aug.)
<u>% Stays</u>	<u>Days</u>	"Very little" day use. 15/20 mid. wk. 40+ Sundays. Chges. \$2. for campsite. \$1. day for day use. 1 toilet bldg. per 20+ campsites.
18%	1	
21%	2	
11%	3	
<u>50%</u> stays	3 or less	
8%	4	
6%	5	
6%	6	
6%	7	
<u>26%</u>		
76%	1 wk or less	
3%+	8-9	
3%+	10	
2%+	11	
1-1/2% +	12	
1-1/2% +	13	
6% +	14+	

Myles Standish Forest: (60% trailers).

<u>% Stays</u>	<u>Days</u>
27%	1
28%	2
<u>55%</u>	2 or less
12%	3
<u>67%</u>	3 or less
3%	1 wk.
3%	2 wk. +

14,000 A, of which more than one-half has burned in the last 5 years.

(7 Ponds in Myles Standish.)

Orsi: "500 Campsites are maximum for administrative purposes in one area of camp sites."

R. Nickerson Park At Brewster	1176 A	410 Campsites
Shawme Crowell at Sandwich	1200 A	235 Campsites (plus 7000+ A
		645 on south side Rte. 6
		leased to U. S.)
Myles Standish at Plymouth	14000-A	242 Campsites (plus group
	16976 A	887 company areas, e. g. Boy
		Scouts)

(National Seashore has 26M+ acres of upland (minus private holdings.)

(From the February 19, 1965 Commission Meeting)

Item 5. Camping

The following consolidated report of tent sites and trailer parks on Cape Cod provided by the Cape Cod Chamber of Commerce, and information provided by Mr. Orsi were discussed at length with the conclusion there are presently available on Cape Cod a total of approximately 2500 tent sites and 500 trailer sites.

CAPE COD CHAMBER OF COMMERCE Consolidated Report of 20* Establishments Cape Cod Tent Sites and Trailer Parks

1964 Capacity

Tent Sites	1619	
Mobile Homes	516	Total: 2135

If you are expanding this winter, what will be your 1965 capacity?

Tent Sites	1759	
Mobile Homes	570	Total: 2329

Future expansion.

Please indicate here number of sites possible if all your land is used, depending, of course, on attractive use on health regulations and town by-laws.

Tent sites - possible to add:	976
Mobile homes - " " " :	133

Totals then would be:

Tent Sites	2735	
Mobile homes	703	Total: 3438

Per cent of Occupancy 1964

60 Days- - July and August

Tent Sites % of occupancy	89%
Mobile Homes % of occupancy	85%

(From the January 8, 1965 Commission Meeting)

From the twenty-four visitors representing the various tent and trailer campgrounds the following information regarding present capacity, possible expansion and percentage of use was developed:

		<u>Present</u> <u>Capacity</u>	<u>Possible</u> <u>Expansion</u>	<u>% Occupied</u> <u>July & Aug</u>
Provincetown	Dune's Edge	75	25	100
Truro	Horton's Camp*	150	100	100
Truro	No. of Highland*	212	100	95
Truro	No. Truro Cpg.*	140	100	90
Wellfleet	Paine's	40	160*	100
Eastham	Maurice's	125	75	60
Brewster	Wood Lot	26	0	85
Brewster	Sweetwater Forest	76	38	100
Brewster	Shady Knoll	60	?	90
Dennis	Air Line	168	143	85
So. Sandwich	Peter's Pond	215	120	95
Bourne	Scenic Park	150	200	?

Prevailing rates in these areas are \$2 per day (min) for 3 persons, plus 50¢ for each additional person. The rate at State Parks is presently \$1.50 per site. However there is a current proposal which would raise this to \$2.

* Within the Cape Cod National Seashore

You have this outline before you. Perhaps we could cover it briefly. I think he has had an excellent baptism right up to now. Has any member a pet subject he would like to use as an illustration of how the Board functions, for the benefit of the education of the Superintendent? If not, perhaps I will open by referring to the item of Regional and Master Planning. We recently had a meeting here of a Committee representing the Master Plan Team of the National Seashore, the Cape Cod Planning and Economic Development Commission, representing the County planners, and State agencies involved in planning. It seemed to us that since this Commission has no authority whatsoever and therefore there could be no infringement of, or preference, or stepping on toes, that we could act as host, where if any other group requested such a meeting there might be some hesitancy as to what the motive might be. I don't know as we accomplished much, but there was lively and interesting discussion.

In connection with the Master Plan for the Seashore, this was to have a revision in 1966, and they are still in the process of doing the first revision. In connection with this there have been comments by the Advisory Commission at every stage. When the first plan, the current plan, was adopted the whole thing was presented pretty much as a total accomplished fact, for the more or less superficial approval of the Advisory Commission. We did have some comments to make but never studied it in depth, so when it came to the question of a new plan we requested that the Advisory Commission be brought in and informed as the plan was being developed.

In that connection, we ran into the conflict between recreation and conservation in which the Advisory Commission had already become involved. In fact two or three years ago I was sent to Washington to present their case to the Park Service, so we have had several drafts of the narrative portion of the Master Plan which have been discussed and corrected. As a result of it, the last draft I have seen finally met with the general approval of the Advisory Commission, except possibly some detail, but the important thing about the last draft was that the opening portion of the narrative recites the Act itself, that portion which states the purpose of the Seashore, and refers more or less perhaps incidentally to the three groups of classifications which have been set up by the Administration. I think it is the feeling that Cape Cod National Seashore has attributes of all three classifications, and that to confine it to any one to the exclusion of all others is simply flying in the face of the actual facts for the benefit of administrative procedure. We are hopeful as a Commission, that while this Seashore will be operated primarily from a conservation point of view, due consideration will be given also to historic and recreational values. This is being done by the development of this new beach, and yet it has seemed to us we run a real risk in the planning of the Seashore in emphasizing pure recreational activities, especially those in which the individual is an active participant as opposed to a person walking the trails, or sitting and observing the ocean.

Perhaps some other member of the Commission would like to make a comment on this particular aspect before we go on to other items.

MRS. WILES: We really haven't been presented with any Master Plan yet.

MR. NICKERSON: We have had the narrative portion which is the opening phase of the plan. We haven't been presented with any of the general plan. We have had conferences with some of the planners. I got the very definite impression that Mr. Kimball and his planners were very much concerned that there should not be developed within the Seashore facilities that would lend themselves to over-utilization. I think this is an important consideration. I am of the opinion that we haven't scratched the surface of what the visitation will be here in the next 20 to 25 years. We are getting off to a real slow start. The limiting factor is going to be a question of adequacy of the highways rather than facilities in the Seashore. Our highways are already overcrowded for long periods of time on Saturdays and Sundays as well as other times of the week.

We recently had a meeting where we took a trip with the State people and visited Nickerson State Park in Brewster, Shawme-Crowell State Forest in Sandwich and the Myles Standish State Forest in Plymouth. It should be pointed out that the State has already and is in the process of acquiring and developing additional facilities so that in a short time the Commonwealth will have an astounding park program of its own. Going no further than the Nickerson State Park, the State will have under its control for the purposes of a similar nature as the Seashore, almost as much land as the Government has in the National Seashore. We felt that the communication between the Commonwealth and the National Seashore is extremely important.

With respect to camping, so called, which really has gotten to be a system of sleeping in portable vehicles on wheels, as distinct from tents, there is some information furnished with the outline of items which we have considered in the past, which indicate the availability of the campsites which we did in connection with the Chamber of Commerce and the camp operators in February, 1965, and at that time 2500 available tent sites and 500 trailer sites were indicated available on Cape Cod. Occupancy was high but it became evident that the peak load came in mid-July and mid-August and even then primarily on weekends. One factor was that the State campgrounds were not accepting reservations so those wanting to be sure made reservations with private operators.

We have made some successful land exchanges with municipalities; there have been others initiated that became controversial. The Eastham land exchange was handled very skillfully by both sides but there were plenty of fireworks. However, nothing that couldn't be surmounted. This was a question of scattered parcels in an exchange involving 70-odd acres for school purpose.

Great Island in Wellfleet is on this list. After a difference of opinion as to what use should be made of it, questions have also arisen with respect to access for use, development, shellfisheries, etc., on the part of the Wellfleet people, complicated by the fact that beachbuggies desire to go there for striped bass fishing.

We became involved in the subject of gas and oil exploration off the coast to the extent of urging various agencies involved to be aware of the hazard of the destruction of the values for which the Park is established if this would result from spillage, etc. Mr. McNeece has become very much involved in this subject.

With regard to the suspension of condemnation certificates for improved properties, we had a very considerable series of meetings in setting up standards and arguing about rights of the individual owners. For instance, suppose the house burns or you want to move it to another location, what then? We spent many long hours in discussion and came up with a form to use so that there was some flexibility, but it did provide the owner with documentation to show in case of placing a mortgage or selling the property. Following a long discussion it was the decision that cottage colonies would fit into a separate category. We had many discussions with regard to the Salt Pond Motel and the Nauset Knoll Motor Lodge which were acquired in the land program and operated as concessions. I think many of us have had second thoughts as to the wisdom of this since it did remove these properties from the tax rolls in Eastham and Orleans and these two towns have to pay all costs for fire, police, etc., just as if they were on the tax rolls.

We discussed at length the Highland Golf Course in Truro which was also acquired in the land program. The Commission urged that something be worked out where the Town could get revenue to offset the loss of taxes if they could operate the golf course at a profit. There was also the chance they could lose money. The outcome was that while the Park Service was sympathetic to that intent they ruled they had to put it out on a prospectus which they did, and the outcome was that the Town made a successful proposal.

The subject of the operation of the Highland House is one which you heard more about today and there is a lot of confusion in this case because the proposals seem to vary from time to time so that you are

not quite sure what you are talking about, especially the question of a land exchange. The Commission felt there should not be a land exchange but every effort should be made to accommodate people and retain title in United States and put out a prospectus. It was felt that present operators of the Highland House would be in a favorable position because they have the liquor license.

MR. ARNBERGER: One other item that relates which you might like to be advised of. During the past month there was a public health inspection with rather drastic results. It appears sewage and water system are not very good and require complete replacement.

MR. BOWMAN: We found that where sewage system went was too close to the well, and we had to take emergency steps to protect the public health in the area during the last week of the season. Subsequently we have had PHS in and checked out the complete operation. It is an understatement to say that the utilities are in sad shape from one end to the other - you can understand that from a look at it.

MR. MCNEECE: Doesn't the Town have a bylaw requiring cesspools to be a certain distance from the well?

MR. BOWMAN: Yes, but they probably put these in before the bylaw was effective.

MR. CHASE: When we visited there last week the cesspool smelled to High Heaven.

MR. DIEHL: When did you discover this, the week before Labor Day?

MR. BOWMAN: Yes, and we wound up by putting in, just as an emergency measure, three cesspools; one out in the golf course, one by the Mayflower Cottage, and one by the former Conklin House, and requesting the private owner to the east to stop using their toilet.

MR. NICKERSON: Is this responsibility on the landlord?

MR. BOWMAN: As far as the water system is concerned this has never been spelled out.

MR. NICKERSON: But you have a legal responsibility from the public health standpoint.

MR. BOWMAN: You can go one step further and go into the building; certainly there is lots that needs to be done there.

MR. ARNBERGER: It will require a heavy capital investment to replace and repair the utilities and the building to put . . .

MR. NICKERSON: Should this be part of the prospectus?

MR. ARNBERGER: It will have a bearing on how attractive the proposition will be to a prospective bidder.

MR. CARLETON: Wouldn't Horton's Park come under the same category?

MR. BOWMAN: This is true. The difference is that we don't own it.

MR. NICKERSON: Any other suggestions any member of the Commission would like to give to Mr. Arnberger:

MR. CARLETON: I think on the Highland House it is going to be too expensive for them to continue and it will just fade away.

MR. CHILD: On account of the sewage problem?

MR. CARLETON: On account of the building.

MR. MALCHMAN: Is the Town satisfied with the golf course operation?

MR. CARLETON: Yes. We made money. I will have the figures for you.

I was hoping to have them today. The income will stop on the 15th because the Pro and his wife will be leaving.

MR. CHILD: I would like to speak about the bicycle trails in Provincetown. You know we had a fatal accident in which one girl going down a hill tipped over and she subsequently died. I don't know how you can avoid these. I don't know the details, but this is serious and we might have another. The original plan was to bring the trail to Route 6 on the west side of the road, but they weren't able to do it. Nelson rents out about 200 bikes and they come down over the hill going to Race Point on both sides of the road. I don't know why some one hasn't been killed there. It is a very dangerous situation. For about a quarter of a mile along there there should be some consideration given to a trail along the side of the road. This should be a definite priority. Some of it is outside of the Seashore.

MR. BEAN: Mr. Nelson requires them to ride around his place two or three times to become familiar with the bicycle.

MR. CHILD: Another thing I would like to mention is that in Pilgrim Lake all the fish have suddenly died and are all over the place, about 2000 dead fish and they smell up the whole area, white perch, carp and eels. I understand you are making some sort of an investigation. Is this true? Many people have said it was on account of the spraying on the marsh.

MR. BEAN: The State Pesticide Board has made an investigation. I believe Mr. Arnberger has this report.

MR. CHILD: Are you going to come out and make a statement.

MR. BEAN: I believe The Cape Codder is coming out with a statement.

MR. CHILD: Is there no way of letting in a flow of water?

MR. BEAN: There is some talk of opening the flapper.

MR. CHILD: Why hasn't this happened before?

MR. BEAN: I believe the report stated it was because of the lack of rain.

MR. CHILD: Some people say that carp are great things because they eat the bottom and keep it from becoming a marsh; others say they should be eliminated.

MR. BEAN: This seems to be gradually going into a marsh.

MR. CHILD: I have been asked if the Park Service will pick up the fish.

MR. BEAN: I believe the Job Corpsmen have already been at work on this project.

I might say with regard to the bicycle trails that these have been our major source of visitor accidents this season, and in most cases the accidents have involved adults who seem to lack experience in riding bicycles and they run off into the sand or fall from the bicycle.

MR. MALCHMAN: Have people sleeping on the dunes been a problem? I have noticed them coming out with bed rolls.

MR. BEAN: We have picked up cars and motorcycles when they are parked without people, and the horse patrol takes pretty good care of this in the daytime.

MR. NICKERSON: I would like to suggest as an item in the Agenda next meeting that we ask for a report for the season as a whole with specific reference to problems and experience, violations and beach uses, and if possible compare this past season with the previous season including visitation, particularly where a comparison can be made on the same basis. I am particularly interested in the beach problem, as to whether it is a problem in the Seashore and whether the problem is the same as in Chatham or is different. The personal conduct of these people and their care with trash is beyond criticism.

MR. CHILD: I think it is much better this year.

MRS. WILES: We really have had a wonderful summer for people camping and that sort of thing. It has been wonderful.

MR. NICKERSON: This group would be out there whether it was raining or not.

MR. CHILD: There were more people in Provincetown than ever before but they behaved better. There were fewer arrests than last year.

Item 7. Agenda Items and Date for Next Meeting

It was established that the next meeting would be held on October 25.

MR. NICKERSON: What other items would you like to put on the Agenda for the next meeting. We can inspect the Nickerson gravel pit, and in the light of what may happen in the meantime, we may want or may not want to inspect the proposed parking lot near Great Island. I think we should know what it looks like on the ground and it seems to me courteous if representatives of the Town want to be there to discuss it with members of the Commission they should be given the opportunity.

MR. CHILD: How about the Scientific Committee middle of October meeting?

MR. NICKERSON: Perhaps you would like to explain the function of the Scientific Committee.

MR. CHILD: We have had three meetings of about 12 or more scientists. It is headed by Dr. Redfield, a biologist, who was formerly connected with Woods Hole Oceanographic Institute. Dr. Zak of the University is among the members. He is an agronomist. I have been asked to come to the meetings because I was asked to set it up originally. I have enjoyed their field trips. I don't know whether they have come up with any significant reports that have helped the Seashore but they may in the end and they are very intelligent and interesting people. Dr. Nickerson,

a scientist who is head of the Conservation Commission of Dennis and a Professor at Tufts is the latest new member.

MR. NICKERSON: This Committee was the brain child of Hank Foster. It has no official standing but is sponsored by the Advisory Commission and by the Park Service.

MR. CHILD: Stan (Joseph) took a great interest in this group and used to invite them for dinner. He couldn't have been more hospitable; he provided beachbuggies which are essential for their field trips. They are supposed to go to Long Point next time.

You might be interested to know I had a letter from Bob Gibbs. He is coming back to this country in December via Africa where he will visit Tommy Gilbert. He seemed to be pleased with the prospect of returning here, and he sent his best regards to all of you, and particularly to our new Superintendent. He said we couldn't have found a better choice.

No further business appearing, the meeting adjourned at 4:45 pm.

(For Administrative Use Only)

M I N U T E S

Seventy-Fourth Meeting

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

AT

Headquarters, Cape Cod National Seashore

October 25, 1968

AGENDA

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Seventy-Fourth Meeting

October 25, 1968

<u>Item</u>	<u>Subject</u>
1.	Adoption of Agenda
2.	Approval of Minutes of Previous Meeting
3.	Communications Received by the Commission
4.	Progress Report - Cape Cod National Seashore
5.	Discussion of Highland House with representatives from Truro
6.	Cape Cod National Seashore operations during 1968 summer season
7.	Agenda Items and Date for Next Meeting
8.	New Business

The seventy-fourth meeting of the Cape Cod National Seashore Advisory Commission was held on October 25, 1968, at the Administration Building in the Marconi Station Area, South Wellfleet, Massachusetts. The following members were present at the meeting:

MEMBERS

Leo E. Diehl, Vice Chairman
Robert A. McNeece, Secretary
John W. Carleton
Ralph A. Chase
Josiah H. Child
Nathan Malchman
Esther Wiles

Recommended by

Secretary of the Interior
Town of Chatham
Town of Truro
Town of Eastham
Commonwealth of Massachusetts
Town of Provincetown
Town of Wellfleet

OTHERS

National Park Service, U.S. Department of the Interior

Leslie P. Arnberger, Superintendent, Cape Cod National Seashore
James H. Bowman, Park Engineer, Cape Cod National Seashore
Norton M. Bean, Chief Park Ranger, Cape Cod National Seashore
William C. Brown, District Park Ranger, Cape Cod National Seashore
Richard N. Strange, District Park Ranger, Cape Cod National Seashore
Marjorie S. Burling, Supervisory Clerk, Cape Cod National Seashore

ALSO

Stephen R. Perry, Chairman, Board of Selectmen, Town of Truro

Absent Commission members: Joshua A. Nickerson, Chairman (Town of Chatham), Gaston Norgeot (Town of Orleans) and Robert L. Yasi (Commonwealth of Massachusetts).

The meeting was called to order at 1:45 pm, by Vice Chairman Diehl, Acting Chairman in the absence of Chairman Nickerson.

Item 1. Adoption of the Agenda

It was moved, seconded and VOTED to adopt the Agenda as printed.

Item 2. Approval of Minutes of Previous Meeting

MR. DIEHL: The next item is approval of Minutes of previous meeting. Do you approve the Minutes?

MRS. WILES: On page 8, line 5, it doesn't make sense, and should be changed to read "The Act says the town has to pass zoning approved by the Secretary."

MR. CHILD: On page 37, under the list of campgrounds, Manny Phillips' Coastal Acres with capacity at 100 should be added.

(It was moved, seconded and VOTED to approve the minutes of Meeting #73 with the two corrections on pages 8 and 37.)

Item 3. Communications

MR. DIEHL: Is there any correspondence to be brought before this meeting?

MRS. WILES: I was asked to bring to the attention of the Board the matter of laying off of some of the personnel. When Mr. Gibbs was here, one of the selling points of the Park was that 20 local people would be hired. I think the present employment from Wellfleet is two. Mr. Tenney who is 62 received his notice that he would be laid off as of November 1. I would like to know why and if it would be possible to keep him on.

MR. DIEHL: Maybe Mr. Arnberger could give us the reason for this.

MR. ARNBERGER: I would be happy to tell you. There are 15 Laborers who were on temporary appointment status, not to exceed 180 working days. They were hired last spring. At the time they were hired, they were told that it was temporary and would run out in that length of time. We had a meeting last Monday with these people giving them an opportunity to ask questions. The reason for this lay off is the nature of the appointment, and we are programming our work to pick them up again in the spring.

MRS. WILES: He feels he was with the Park when it first started. He feels he is not being fairly used. I think they have not kept their word. We had been told that none of these jobs would be taken over by the Job Corps, and he seems to feel a lot of these things are being taken over by the Job Corps, and if the Job Corps were not here, there would be more work for local people.

MR. DIEHL: You are talking about Laborers.

MR. BOWMAN: There is only one permanent yearround Laborer.

MRS. WILES: Is he a younger man?

MR. BOWMAN: The one permanent Laborer is one who had worked for the State Park in the Province Lands before we took it over, and when these lands were turned over to us, part of the agreement was that we would hire this man.

MRS. WILES: Of course Mr. Tenney was here even before the Park was here as caretaker for the camp when it ceased to be a military base. He feels Mr. Gibbs' word has not been kept, in saying that 20 local people would be hired. There are far less than 20--in fact, the only two are both women.

MR. MALCHMAN: It might be worthwhile to know that I too have been approached by local people. They gave me the same information, and I am relaying it on.

MRS. WILES: You must remember that most of the land taken by the Government comes out of the Towns of Wellfleet and Truro, and for that reason there should be more employed from these two towns than the others, if they want the jobs. Isn't it true that the Job Corps boys are doing some Park work?

MR. BEAN: These are jobs that wouldn't be otherwise done. The Job Corps also provides employment to local people.

MRS. WILES: We were told that we would have these jobs. At the hearings in Eastham, we were told this.

MR. DIEHL: I remember at one time hearing that we had to advertise for men and couldn't get them.

MRS. WILES: Another complaint I want to bring up is that there is another road being blocked off on Bound Brook Island, one that has been opened to the people of Wellfleet so that they could get beachplums and blueberries. It isn't fair to people to have to walk a couple of miles carrying the berries back on their backs. I can't see it.

Another complaint that I have is that I went down to look for the Pilgrim Spring and couldn't find it. What has happened to it? All we could find was a rock, a hollowed out place, but no water. Last time there was a standpipe which looked awful. There was a bullfrog but no water. I also wondered about the monuments that used to be there.

MR. ARNBERGER: They have been removed and we are considering relocating one of the markers. I have heard from several people about this same matter.

MRS. WILES: The man was quite interested in having a schoolhouse marker near Gull Pond. I think there should be some recognition, as he was very much involved in locating Pilgrim Spring. I can't see any harm in having his monument there.

MR. BEAN: There was some question as to the exact location of the Pilgrim Spring, just the way there is some doubt as to the exact location of Plymouth Rock, whether the rock in question is the actual rock.

MRS. WILES: I was asked at the last meeting to try to find out the name of the valley between South Wellfleet and Eastham where the new beach will be. It isn't Snows Valley. I called up Mr. Horton, a longtime resident, and he referred me to Henry Nickerson, who had been surveying that area, and they looked it up in the old records. In the very old records it was called Farther Plumb Valley, but in the later records it was known as George Brown

Valley. I believe the Deed was recorded in Book 16, page 119. Where they got Snows Valley, I don't know.

MR. BOWMAN: I have heard through our interpretive people that it was referred to as Snows Hollow.

MR. CHILD: I think Mrs. Wiles should be commended for her research.

MR. CHASE: I think something should be done about Pilgrim Heights. Since there is a sign up there stating there is a spring, we should get some water in there. The National Park does wonderful things, and they should be able to get some water in there.

MR. CHILD: It is pretty disappointing to go way down there and not find any.

MR. DIEHL: Perhaps that is why the Pilgrims left. The water dried up.

MR. CHASE: I think one of the reasons the Pilgrims left was that they heard the National Park Service was coming along. They were ahead of their time.

(At this point Mr. Perry arrived from Truro.)

Item 5. Discussion of Highland House with representatives from Truro

MR. PERRY: I have come to present the position of the Town of Truro on the Highland House. I know you have gone over this, and we sent a letter to Acting Superintendent Bean in September, a copy of which I sent to Mr. Nickerson, asking that we be allowed to come before you. First I will read the letter. (Reads from the letter)

"Dear Mr. Bean:

The Selectmen of the Town of Truro take this opportunity to reiterate their statement of policy concerning the final disposition of the Highland House of North Truro, Massachusetts.

It is our unanimous opinion that this venerable and well-loved hostelry should be restored to private ownership for the future enjoyment of native and summer residents of the generations of the future.

We realize that the Highland House is not an authentic structure of the historic era of pre 1800 - 1820, as are so many of the neighboring houses; but because this building does represent those typical of the past Civil War, turn of the present century, we feel that it has substantial historic value in this area, and should be preserved.

The guest lists of the Highland House over the years contain the names of patrons from all walks of life - ordinary citizens to the near famous - all of whom have a sincere abiding affection for the unpretentious, hospitable hotel. And we'd like to point out that the present lessees of the Highland House, Mssrs. Colliano and Hastings, have continued to operate the establishment in the true tradition of its founder, the Smalls.

In our discussions with Mr. Colliano and Mr. Hastings we have learned that several possibilities for future plans for the Highland House have been debated with officials of the National Park Service, however, this is a plan to exchange land in another locus within the general area for the Highland House property. If such an exchange could be effected, it would meet with our whole hearted approval, for the following reasons:

- (1) It would assure the continued operation of a well-run, essential enterprise in the heavily patronized tourist area of Highland Light.
- (2) It would preserve a land-mark of considerable sentimental and historical value to the community and to the lower Cape.
- (3) It would stabilize the future plans of two of our most respected and well-liked young business people.
- (4) It would restore, in a time of unavoidably soaring tax-rates, a substantial amount of assessed valuation to the tax roles of the Town of Truro.

We are convinced that our ideas on the subject of the Highland House are shared by the large majority of the native and summer residents of Truro.

Your consideration of our request will be sincerely appreciated.

Very truly yours,

/S/ Steven R. Perry

/S/ Irving A. Horton

/S/ Vincent F. Bensen

Board of Selectmen, Town of Truro

CC: Advisory Commission

A like letter was also sent to Mr. Bean from the Truro Planning Board.

(Also reads from that letter)

"Dear Mr. Bean:

Truro's zoning by-laws in their preamble state that their purpose (among other things) is 'to conserve the value of land and buildings and to encourage the most appropriate use of the premises throughout the Town.'

It is for the reasons set forth above that the Truro Planning Board feels very strongly that the best interests of the Town can be served by returning the Highland House to private ownership. This, we understand, can be accomplished by an exchange of land under the terms of the statutes which established the Cape Cod National Seashore.

Returning the Highland House to private ownership would increase Truro's tax revenues. It would also increase the value of the taxable land and premises because the owners would then be able to make extensive repairs and refurbishments to the existing building which would not be justified under a lease arrangement. Substantial capital improvements to the building, if it were in private ownership, would immediately be reflected in an increase in the tax rolls.

In Park Service considerations for the future of the Highland House, we urge that serious consideration be given to the possibility of land exchange in preference to a lease arrangement for the property.

Yours truly,

/S/ Patricia D. Souza, Sec.
Truro Planning Board

cc: John W. Carleton, Truro, Mass.
Selectmen, Truro, Mass."

I think basically what is behind these decisions is that we are facing the fact that the National Park Service is taking from 66 to 70 percent of our town, which is Truro's great potential. Strict zoning has left us with no business area to expand in, in the remaining 30%. We have a situation where the Highland House if it is to continue to operate would not be able to. It is impossible for a business to be established in Truro. We have a situation where we cannot even relocate a business in a different location.

For example, there is a garbage collection business within the National Park Service which has to be relocated, but it cannot be done in the Town of Truro.

We have the Highland House with a liquor license, that would be impossible to relocate. We had a meeting on July 5 with Messrs. Colliano and Hastings and Mr. Carleton. We just cannot justify any lease of the Highland House with these two gentlemen paying rent to the Federal Government. We feel that arrangements should be made so that the Town can get some tax revenue. We feel the business of the restaurant and liquor license should remain there and the profit should go to the people who own the business. We know a land swap is possible, and we know that the Advisory Commission has to approve of a land swap in order that it can be made possible. We would like to recommend that you folks recommend this for us. I know you have made a decision about extending the lease. The liquor license is owned by Messrs. Colliano and Hastings. We feel there are too many complications ahead if we were to lease it and the business would not be operated as it has in the past.

MR. DIEHL: What did you realize from taxes from the Highland House before the Government took over?

MR. PERRY: There have been no taxes paid since 1959.

MR. MALCHMAN: Let us take a hypothetical case where a land swap could be arranged. Where is the land?

MR. PERRY: This is private property that is available within the National Park Service.

MR. MALCHMAN: Can a private individual swap a piece of land?

MR. ARNBERGER: This can be arranged.

MR. PERRY: They would like to exchange a piece of their property with the Highland House. This is something the Town cannot get into.

MR. MALCHMAN: I thought the Town of Truro could do this, but not an individual.

MR. PERRY: Messrs. Colliano and Hastings would like to be like everyone else, be on a competitive basis, and improve the property. If it works out that they can only lease it, it doesn't warrant their putting any capital expenditures into it.

MR. MCNEECE: How big is the piece of land they wish to swap?

MR. CARLETON: They don't have as many acres to give back, and I believe if there was not enough there could be cash involved, to make up the balance.

MR. DIEHL: We would like to know what the Highland House paid as taxes to the Town before the Government took it over, also the Jobi Shop and the Gift Shop.

MR. MCNEECE: Not only what they have made but their potential.

MR. PERRY: We are losing what business we have, and not gaining any.

This is a tentative plan which has not been accepted as yet. The feeling has been that Truro is a unique town and should be residential, and we are trying to instill in people's mind that we need business also. Those few who are established are doing fine but you take some local fellow who desires to go into business, why he cannot do so. House lots are running from \$7,000 to \$10,000, and it makes business almost out of the question for local fellows to go into business.

MR. DIEHL: Have you got some figures from the golf course?

MR. PERRY: We asked for \$7,000 for capital investment, and \$10,000 to operate. We have expended the \$7,000 for furnishings and to do the course over--new tees and dressing up the golf course and make it presentable. We have used about \$8,000 of the operating money and have grossed over \$14,000. We have amortized the \$7,000 over the five years of the lease. As of right now, we are roughly \$5,000 to the good, and have yet to pay our 2 $\frac{1}{2}$ % for lease of the property, and we need a few more pieces of equipment.

MR. DIEHL: Then so far as the Town is concerned, it has been a good investment.

MR. PERRY: Yes.

MR. DIEHL: I think this would be a good operation for Messrs. Colliano and Hastings, and we are willing to go along with a five or 10 year lease, but they will not accept it.

MR. PERRY: They do not feel they could put any money into the building unless they own it. I think their business as set up in the Jobi Shop probably brings a lot more business than the Highland House. I think this is why they are hesitating about a lease.

MR. DIEHL: What do they pay for their liquor license?

MR. PERRY: \$600, I believe.

MR. MCNEECE: For seasonal? That's more than we get in Chatham.

MR. DIEHL: How much did we pay for the Highland House area, including buildings?

MR. BEAN: We paid a total of \$251,000, consisting of the three buildings and the golf course. There are 85.9 acres of land, which include the golf course. The insurable value for the three buildings is \$23,000 for

Highland House, \$12,000 for Mayflower Cottage, and \$12,000 for Millstone Cottage.

MR. DIEHL: They are insured at about 80% then.

MR. BEAN: They pay \$1,800 to the Government each year.

MR. PERRY: We really cannot understand the justification for their paying \$1,800 to the Federal Government.

MR. DIEHL: Would you be interested in getting the Highland House--i.e. so that the Town would get the taxes? You could call in a private operator or a committee. The most important issue is revenue to the Town.

MR. PERRY: This is our first and foremost concern. We think they could do a good job by themselves. The Highland House is a landmark, and we just can't imagine it's not being there.

MR. MCNEECE: Is there any precedent for this?

MR. DIEHL: We prefer that it be put out on lease.

MR. ARNBERGER: If the Town acquired it, the Town is at liberty to dispose of its property.

MR. PERRY: Do you think it would be feasible for the Town to acquire it?

MR. MALCHMAN: If the Federal Government disposes of it, then it would have to be put up for bid the way you people did before.

MR. CARLETON: The Town would have to accept the highest bid.

MR. DIEHL: Just how could we possibly swap land when it is not of equal value?

MR. PERRY: Couldn't we start with Park people and see what is of value, then approach the people and see if they are interested?

MRS. WILES: (Reads from Act about swapping)

MR. ARNBERGER: I have discussed this and find no enthusiasm on the part of the Service for this.

MR. DIEHL: I think we made a mistake in purchasing the two motels.

MR. ARNBERGER: At Point Reyes, California, we had special use permits for men who were grazing cattle. Their possessory interest was taxable. I wonder if this could be explored here.

MR. BEAN: I think Eastham and Orleans get a small amount from the taxes paid by the two motels.

MRS. WILES: They get the tax on personal property, not on real estate.

MR. MCNEECE: Could we get more information on possessory interest? Do I understand that Eastham would get something?

MRS. WILES: Do you mean that people who are renting would pay taxes?

MR. ARNBERGER: The tax was paid to the County, taxing agency in California. People there were either paying a tax on their personal property which would be the cows and/or their so-called possessory interest.

MR. PERRY: We did tax Mr. Conklin but we were told we could not do this because it was Federally owned.

MR. ARNBERGER: You need legislative⁶ ~~and~~.

MR. MCNEECE: We could have Steve Weeks check into this for us.

MR. DIEHL: What is the objection of the Government?

MR. ARNBERGER: I suppose basically the objection has been that it is the business of the Park Service to acquire land for public use for preservation and it should not be diverted to other uses.

MRS. WILES: I should think this should have been put in the Act. If you looked at it, you would realize they are taking too much land. They should be willing to rent part of it.

MR. MCNEECE: I think we should make some kind of arrangement.

MR. PERRY: I think there should be some other reason other than it has never been done before. Perhaps if we had some facts from you.

MR. CARLETON: All we can do is recommend.

MR. DIEHL: How much does Jobi Shop pay for sewage?

MR. ARNBERGER: We paid for it all; it was strictly an emergency operation.

MR. MCNEECE: Suppose there was a land swap. Are we sure that these gentlemen will continue in business? It appears that a considerable amount of money will have to be put into it.

MR. PERRY: Why couldn't this be part of the swap?

MR. CHASE: I think what bothers me more than anything is what kind of an operation would this be in 25 years. Because it is in the National Park boundaries, it should be kept up.

MR. DIEHL: We could always condemn it.

MR. MALCHMAN: What are the land boundaries, just the land it stands on-- i.e., putting green, parking area?

MR. CARLETON: Have you any plan as to the land they want to swap?

MR. BEAN: I think from what I have heard they want to swap land the Little Shop is on.

MR. PERRY: I have no idea as to what land they want to swap.

MR. DIEHL: What will be your net gain? What will the Town gain?

MR. MCNEECE: I can't see any reason for going any further until we have a concrete proposal. When will they be back?

MR. BEAN: We believe around December 12.

MR. CARLETON: I think they mentioned two parcels.

MR. PERRY: The taxes are not the only thing we are interested in. We are interested in the economy of the Town.

MR. MCNEECE: If they hold a liquor license and want to move to another location, the Selectmen would have a pretty hard time not to give it to them.

MR. DIEHL: If they are the only ones with a liquor license, they have the upper hand. They have got it made and they don't know it.

MR. MALCHMAN: Don't you think the two sentences in Mr. Nickerson's reply to the Burrs are appropriate? (Reads from the letter printed in the Minutes of the 73rd meeting)

" . . At its last meeting on August 2, 1968 the Commission took the position that the Highland House, being one of four commercial properties owned by the United States within the boundaries of the National Seashore, should be treated, insofar as its commercial aspects are concerned, in the same manner as the other commercial properties. This would mean that the Park Service was advised by the Commission to prepare a prospectus and seek bids for the continued operation of the Highland House as a commercial enterprise in a manner similar to that already done in the other cases."

MR. PERRY: This is a unique and different situation.

MR. DIEHL: Again I return to the most important thing. What does the Town realize from the Highland House, and based on their present assessment what would the Town realize, not only from the Highland House but the Jobi Shop and the Little Shop?

MR. MCNEECE: Also some idea of what needs to be done to the building and disposal area to meet Building Code sanitary requirements.

MR. DIEHL: Is that the Park Service's responsibility?

MR. ARNBERGER: It could be made the responsibility of the bidder. Sometimes capital investment to bring property up to par would be through Park Service finances. I can assure you that a sizeable investment must be made and the whole plumbing system, as well as the wiring, must be replaced.

MR. PERRY: Would it be possible for Messrs. Colliano and Hastings to give their feeling of the value of Highland House, and also what they feel they could put into it?

MR. DIEHL: When you bid on the golf course, did the parking area belong to Highland House, or the golf course?

MR. PERRY: I think the parking area did go with the Highland House--i.e., the lower level.

MR. BEAN: The tax figures for 1964 show that the land valuation for the hotel and guest houses was \$14,560, on which the total tax was \$524.16. The golf course brought in \$321.48. The hotel and land on which it was situated was valued at \$8,500.

MR. PERRY: We are having a revaluation by Cleminshaw Co., and the tax value has already been raised \$5 per thousand.

MR. DIEHL: Check your figures on this before you consider a swap. I think you will find it is almost a "wash."

MR. CARLETON: Perhaps these people would put so much into the building that it could be made more valuable and bring in more taxes.

MR. DIEHL: We are all interested in helping Truro. I think this is evident from the golf course concession.

MR. MALCHMAN: I would like to say while Mr. Perry is here that people in Provincetown are very happy about the way the golf course has been run by the Town. It has been very well done.

MR. PERRY: We have learned a lot and we can only go up.

MR. CHASE: We want to know what they want to exchange. What for what, and a plan to show us.

MR. BEAN: I think they have certain plans for developing it themselves, such as putting in showers, more rooms, new wing, cesspools, etc.

MR. ARNBERGER: Upgrading utilities will cost much more than the building is worth.

MR. MCNEECE: People have taken these old houses for a few thousand dollars and put \$25,000 to \$30,000 into them.

MR. PERRY: We have got to get a lot more information. Thank you for listening to me. I will not take any more of your time.

(At this point Mr. Perry leaves the meeting.)

Item 3. Communications (cont.)

MR. DIEHL: Has anyone else any further communications?

MR. CHILD: I have a letter from Margaret Watson, who is a Radcliffe graduate and a very nice person. (Reads from her letter)

"Dear Josiah:

Here I come again. Fishermen this time. In an effort to conserve the dunes and at the same time leave the area open for reasonable use the National Seashore has devoted time and effort to routing and driving to specified roads. The fishermen who come in large numbers in October are not adhering to these routes. Furthermore they are breaking down the barrier the Rangers have installed blocking off unnecessary roads.

Fishermen come from various areas and states, are sometimes unfamiliar with the dunes, evidently unskilled in sand driving and seem to regard the dunes only as an impediment in getting to the beach.

In order to preserve the work that the Rangers have done to protect the dunes I have suggestions. First that the National Seashore make known to the officers of the MBBA and to any other fishing organizations or publications the traffic regulations on the dunes. Second that the Rangers, if their reduced staff in October permits, make a couple of tours of the back beach at high tide and have an educational interview with such fishermen as they encounter. Fishermen are gregarious and the word gets around. If the fishermen knew the proper routes to the beach it would not only reduce the destruction of dunes and beach grass but would spare the fishermen some of the messes they get into.

/S/ Margaret Watson"

What I would like to do is have it put in the Minutes that I have read this letter at a Commission meeting, and have it filed with the Commission.

Item 4. Progress Report - Cape Cod National Seashore

MR. ARNBERGER: The excellent fall weather has assisted in achieving good progress on the construction projects which are presently under way. In the Province Lands area, the new Visitor Center is essentially complete and a final inspection was made of the building October 11. A number of other details remain to be taken care of, and these will be accomplished during the winter months so as to permit opening for public use next spring. Landscape planting around the Visitor Center, under contract to Transit Seeding, Inc., was commenced this month and is now almost completed. The Snail Road parking area went under construction this month by contract with the M. F. Roach Company. The job is now approximately 5% complete.

In the Marconi Station area, the contract for access road and parking area to serve the new beach development is now approximately 50% complete. At the Wellfleet "Job Corps" Civilian Conservation Center, the extension of the dormitories under contract with the JoLEE Construction Co. is now complete. Final inspection was made on September 23.

In the Eastham area, construction of comfort stations and utilities at Nauset Light Beach and Hemenway Landing continues. The work is being done by JoLEE Construction Co. and is now approximately 20% complete.

The Able Drillers & Pump Co. is presently engaged in drilling the test well at Duck Harbor, Wellfleet and the contract should be completed shortly.

Invitations for bid for construction of road and parking areas at Enos (Doane) Rock have been issued and bid opening is set for October 30.

Preliminary plans for three projects have been reviewed as follows:

1. Roadside parking area on the road to Herring Cove Beach. This is programmed and funded this fiscal year.
2. Seashore tour road from Doane Road to former Camp Wellfleet area. To be accomplished in future years.
3. Picnic area in conjunction with the parking area to serve the new beach development. To be accomplished in future years.

These preliminary plans are available for review by the Advisory Commission if desired.

On October 3 and 4 we were honored by a visit of members of the Indiana Dunes National Lake Shore Advisory Commission. Commission members making the tour included Chairman Tom Dustin, Mrs. Celia Nealon, and Messrs. Frey, Hillenbrand, and Schnurlein. Associate Regional Director Al Edmunds accompanied the Commission members, and the party was also joined by Regional Director Lon Garrison. The group arrived by plane the evening of the 4th and had dinner with members of the Cape Cod Advisory Commission and staff members from the Seashore at the Grist Mill restaurant. On the 5th the Indiana group was joined by members of the Cape Cod Advisory Commission for a tour of the Seashore and a joint meeting in the afternoon at Seashore headquarters. In the absence of Chairman Nickerson and Vice Chairman Diehl, Secretary Robert McNeece ably chaired the joint meeting.

On October 1, a meeting was held at Newcomb Hollow to discuss and review the proposal made by the Town of Wellfleet involving the possible enlargement of the Town beach and exchange of land. Attending the meeting were Selectmen Atwood, Pellegrino and Dykeman, Messrs. Stacy May and Eli Marsh, Chairman Joshua Nickerson of the Cape Cod Advisory Commission, and Superintendent Arnberger. The meeting was helpful in getting a better understanding of the points of view of the various parties concerned with this proposal. Agreement was reached that the next step should be the preparation of a plan which would set forth the details of proposed use, development and management for the area. Professional planning assistance from the National Park Service was offered to the Town. We have since received a written request for such assistance, and arrangements are now being made for a Park Planner to visit the area.

The Superintendent also attended a joint meeting on October 18 of the Board of Selectmen, and the Land Exchange Committee of Wellfleet at which the Newcomb Hollow proposal was again the subject of discussion. All parties appeared to concur that the next step was the preparation of a plan. It is understood by all concerned that the matter is now under study only and no commitments whatsoever on the part of either the Town of Wellfleet or the National Park Service are involved at this point.

There has been correspondence with the Truro Planning Commission and the Truro Board of Selectmen regarding continuation of the Highland House as an operating hostelry, as well as a possible land exchange which would place the Highland in private ownership. As a result of this correspondence as well as earlier meetings at which the subject was discussed with former

Superintendent Joseph, a representative of Truro is here today to discuss the matter with the Advisory Commission. As previously reported, a serious situation developed the last week in August regarding possible contamination of the water supply by sewage. Emergency repairs were made and this situation is satisfactory now, at least for the time being. A potentially more serious problem was brought to our attention by a special sanitation study conducted by Mr. McCutcheon of the Public Health Service on August 29. This disclosed that the water and sewage installations within the buildings themselves were in serious condition and it appears that at least emergency repairs will be required before the start of the next operating season. A substantial capital investment to replace these old and inadequate utilities, including the wiring, will probably be required should there be a continuation of the Highland House operation for any long term period.

The situation has been discussed with County sanitation inspector Sturtevant, and a preliminary inspection was made on October 24. The next step will be to get together with permittees Colliano and Hastings as soon as they are available, and with Public Health sanitarian McCutcheon and County sanitation inspector Sturtevant to determine what steps must be taken before the next operating season. Arrangements for regular sanitation inspections will also be made at that time.

We have written to Mr. Nathan Nickerson requesting advice as to his plans for use of his gravel pit in the Eastham area and as to whether he desires a new Certificate of Suspension of Condemnation issued. The present Certificate expires December 31, 1968. No reply has been received as of this date.

Mr. Richard LeBlond entered on duty October 14, as Administrative Officer vice Mr. Ross Harrison who transferred to the Wellfleet Job Corps. Dick and his wife, Jaime, come to us from Glacier National Park where he held the position of Personnel Management Assistant.

With your permission I would like to perform another act, which is to recognize one of the members of your Commission. I have a letter from the Eastern Park and Monument Association, addressed to Mr. Josiah A. Child. With your permission I would like to read it to you. (Reads letter)

"Dear Mr. Child:

The Board of Directors during its September meeting honored you with the title of Distinguished Associate for your signal service and strong support as member of the Board of the Massachusetts Chapter. I am delighted that the Board is recognizing the invaluable help you have given over the years. A certificate attesting to this recognition will be sent to you as soon as it is engrossed.

Could you send me a photo of yourself (any size), by November 1, that I could use in the annual report. Thanks.

Cordially,

/S/ Herbert E. Kahler
Executive Secretary"

Congratulations! (Applause from other members)

MR. DIEHL: Are there any questions? Hearing none we will move on to the next item.

MR. CHILD: You are building this parking space for 500 cars. How are you going to handle this beach when you have no toilets?

MR. ARNBERGER: With difficulty. We will have to set up some sort of temporary comfort stations. It is going to be difficult no matter what we do.

Item 6. Cape Cod National Seashore operations during 1968 summer season

MR. BEAN: I have District Rangers Brown and Strange with me today. We have gotten together a few figures for you, which are listed on these reports.

A. Visitation (entire Seashore area)

Visitation at Cape Cod National Seashore over the past five years has shown a definite increase as follows:

January through <u>September 1968</u>	--	3,194,612	5% increase over 1967 (3 months still to go)
January through December 1967	--	3,040,509	7% increase over 1966
January through December 1966	--	2,830,288	23% increase over 1965
January through December 1965	--	2,306,133	25% increase over 1964
January through December 1964	--	1,849,875	

Comparative figures for the past five years for the same period (January 1 through September 30) are as follows:

1968	--	3,194,612	15% increase over 1967
1967	--	2,789,054	8% increase over 1966
1966	--	2,594,987	24% increase over 1965
1965	--	2,092,247	25% increase over 1964
1964	--	1,668,854	

B. Salt Pond Visitor Center

Visitation figures for the past three years are as follows:

January through <u>September 1968</u>	--	381,164	
January through December 1967	--	388,079	9% decrease below 1966
January through December 1966	--	427,972	

However, there has been a 4.6 increase during the period January to September 30th with 381,165 in 1968 as compared to 364,071 for the same period in 1967.

During the peak months of June, July and August visitation for the past three years tallied as follows:

	<u>1968</u>	<u>1967</u>	<u>1966</u>
June	46,562	40,804	50,375
	14% Increase over 1967		
	19% Decrease below 1966		

	<u>1968</u>	<u>1967</u>	<u>1966</u>
July	110,370 1% Decrease below 1967 1% Decrease below 1966	111,454	112,882
August	135,954	126,056	143,017

C. Surfing

As everyone is well aware, surfing is increasing by leaps and bounds. Our figures show an increase of 277% in surfers over our 1967 figures:

<u>Coast Guard and Nauset Light Beaches</u>	<u>1968</u>	<u>1967</u>	<u>1966</u>
June	881	847	851
July	14,736	3,474	6,135
August	11,384	2,900	5,175
September (thru Labor Day)	<u>1,540</u>	<u>345</u>	<u>480</u>
	28,541	7,566	12,641
277% Increase over 1967 40% Decrease below 1966			

D. Largest Day at all Traffic Counters Summer of 1968

August 20	(Tuesday)	6,093	Salt Pond Visitor Center
July 28	(Sunday)	7,666	Coast Guard Beach
July 28	(Sunday)	4,366	Nauset Light Beach
July 21	(Sunday)	8,821	Ocean View Drive (Eastham)
July 4	(Thursday)	2,350	Marconi Station Site
July 5	(Friday)	14,208	Herring Cove Beach
July 20	(Saturday)	8,835	Race Point Beach
July 27	(Saturday)	2,090	Head of the Meadow Beach
August 18	(Sunday)	2,576	Provincelands Road
July 24	(Wednesday)	2,176	Beach Forest
August 6	(Tuesday)	2,416	Pilgrims Heights

E. Overflow of Parking Lots

Cars were turned away on 16 different days due to lack of parking space at protected beaches during the period July 1 through Labor Day as follows:

	<u>Turned Away</u>	<u>Parked on grass outside designated parking spaces</u>
Coast Guard Beach	1,919	2,053
Nauset Light Beach	1,151	
Race Point Beach	694	
Herring Cove Beach	450	
Total	<u>4,214</u>	<u>2,053</u>

Grand total for which parking spaces were not available was 6,267 cars or 20,054 Visitors.

F. Tally by States of Cars Entering Parking Lots (Including Canada)

Listed below are percentages of cars or buses entering Cape Cod National Seashore parking lots from June 29 through September 2, 1968:

Massachusetts	38%
New York	16
Connecticut	12
Canada	10
New Jersey	6
Pennsylvania	4
Rhode Island	3
Ohio	2
Maryland	1
Michigan	1

All other states (other than those listed above) were in percentages of less than 1, including 10 cars from Alaska and 5 cars from Hawaii.)

G. Beach Buggy Use

The use of beach buggies is increasing yearly with an increase of 22% in 1968 and over 1967 in the issuance of stickers. This means more law enforcement problems concerning dune driving, illegal camping in the dunes, along with littering, etc.

<u>Year</u>	<u>No. of Permits Issued</u>	
1968 (thru Sept.)	1,211	22% increase over 1967 (3 Mos. to go)
1967	996	8% increase over 1966
1966	913	70% increase over 1965
1965	538	44% decrease below 1964
1964	966	

H. Bicycle Trail Accidents

So far this year we have had 22 accidents on our bicycle trails, two on the Eastham Trail where persons lost control of the bicycle and 20 on the trail in the Provincelands Area as follows:

Mechanical Problems with bike	-	4
Downhill speed	-	5
Wrong Hand brake	-	4
Sand and Speed turn	-	2
Turn around, ran off pavement	-	1
Rode off Trail	-	3
Head-on Collision	-	1

We have had one fatality on the Province Lands Trail in which a 20-year old girl died of a fractured skull. She lost control of her bike on a downhill section of the trail and fell, striking her head on the pavement.

I. Beach Count Figures

	<u>Coast</u> <u>Guard</u>	<u>Nauset</u> <u>Light</u>	<u>Race</u> <u>Point</u>	<u>Herring</u> <u>Cove</u>	<u>Head of</u> <u>Meadow</u>	<u>Totals</u>
1968	127,105	45,809	57,409	51,263	29,856	311,442
1967	105,222	62,026	45,972	70,292	19,008	302,520
1966	236,788	114,485	53,511	82,739	-	487,523
1965	165,317	55,822	46,375	72,939	-	340,453
1964	120,365	42,237	23,917	42,693	-	229,212
1965	--	49% increase	over 1964			
1966	--	43% increase	over 1965			
1967	--	38% decrease	over 1966			
1968	--	3% increase	over 1967			

We did set up areas where fisherman could stay for a period of 72 hours, out of sight from the top of the dunes. Before the season began we had correspondence with the Regional Office about having beach buggy owners purchase the Golden Eagle at the time they got their stickers, but it was turned down. Last spring we had discussed a user fee with Hal O'Connor, of Parker River Wildlife on the North Shore and talked it over with people in Washington, somewhat similar to the one used by Orleans and Chatham. I am wondering if we still shouldn't look into this type of user fee again. It might limit the number of permits we issue. We found, however, that most MBBA members purchased the Golden Eagle anyway.

Dick (District Ranger Strange), have you any comments to make?

MR. STRANGE: We had to change our locations on the beach at Race Point because of erosion from the ocean, which cut up the beach and made the area too small at high tide. Most fishermen who used the area were careful

and helped take care of the place themselves. However, when a fisherman sees a school of fish, he just goes where the fish are, and does not always follow the marked routes.

The commercial beach taxi owners and operators are to be commended for their cooperation in our more strict 1968 over sand vehicle program. The drivers have given us considerable assistance and information concerning sand route violations, and have done a lot of policing on their own. They have said our strict control has resulted in a smoother track, thereby reducing operating and repair costs for them as well as providing a more scenic view for their passengers to see. Also nature has helped by providing sand storms which also cover up the vehicle tracks.

There are still quite a few "dune jockeys" who get around. We did some enforcement. Patrols run from 6 in the morning to late at night. We found if they lost their right to drive in the dunes it hurt quite a bit, and was actually tougher than bringing them into court. On the whole, we got very good cooperation from most of the beach buggy owners. At present there are roughly 30 miles of dune driving over the beach. As Mr. Bean said, the MBBA members have been most cooperative, and I believe 90% of the members who used our beach buggy stickers purchased the Golden Eagle Passport.

As to law enforcement, I have prepared a chart which I will explain more fully. (Hands out chart to members)

SUMMARY OF OFFENSES KNOWN

Classification of Offenses	Offenses Reported or Known	Cited U.S. Comm.	Cited Local Court	Writ Warn	Verbal Warn	Cars Towed Away	Viol. Not Known
1. Larceny: \$50 and over	13	1			2		10
Under \$50	3						3
2. Auto theft	1						1
3. Breaking and entering	8	1	3	4			
4. Weapons	2				2		
5. Sex Offenses other than rape	48	4			44		
6. Narcotic drug laws	4		2		2		
7. Liquor laws	398	5	2	23	368		
8. Drunkenness	15	1	2		12		
9. Disorderly conduct	46	3		2	41		
10. Driving under influence	10				10		
11. Moving auto violations	756	16		23	717		
12. Parking violations	910	20	65	74	751	13	
13. Parking lot after hours	3368	7		111	3250	58	
14. Traffic and motor vehicle laws	140	6		7	127		
15. Fishing	7				7		
16. Boating	3				3		
17. Aircraft	3	1					2
18. Preservation of natural features	2187			5	2182		
19. Government property	24	2			7		15
20. Vandalism	2				2		
21. Camping (sleeping in cars or open	2505	25	2	68	2410		
22. Fires	273	4		12	253		4
23. Littering or sanitation	152	4		7	141		
24. Sand route	133	3		28	102		
25. Bike trail	36	7		3	26		
26. Illegal entry into fee area	39			7	32	3	
27. Entering closed area	34	15		19		3	
28. Dogs and cats	13				13		
29. Tampering with motor vehicle	3	2					1
TOTALS	11136	127	76	393	10504	78	36

Most of the year these problems are handled by permanent Rangers, and in the summer season by seasonal Rangers. There are four of us permanent Rangers in the field. During the summer we have 23 seasonal Rangers. We have night patrols touring up to 6 am in the morning. The Park Rangers' primary job is protection of people. However, they do a lot in the field of public relations as well, trying to correct unintentional violations as smoothly as possible with compassion. That is why there are so many verbal warnings given under that particular column. Possibly you might have some questions.

MR. MALCHMAN: Are we right in assuming this larceny , under item 1, is from automobiles?

MR. STRANGE: We got hit hard this year. It is a very easy target, in parking areas where there is only one man to police 500 cars.

MR. BEAN: We even had a deaf mute taken in hand who was stealing from cars.

MR. MALCHMAN: The reason I asked was because it was very prevalent in Provincetown this summer.

MR. STRANGE: Many professionals hit a resort area particularly.

MR. MCNEECE: I would like to ask about these dune buggies, the Volkswagen variety.

MR. STRANGE: We are not letting them drive over the dunes, as we are restricting travel to 4-wheel drive vehicles, and they do not meet our requirements. We do allow them to drive on the beach only.

MR. CHILD: Didn't you have a rally in Provincetown?

MR. BEAN: Yes, they were introducing the 1969 model and also had some of these light weight dune buggies, and a few racing cars. They invited the press for their demonstrations.

MR. MCNEECE: One other thing, did you have much opposition from the MBBA when you restricted them to certain areas?

MR. STRANGE: No. The only problem we had was that earlier areas selected had to be avoided because of the erosion. The greatest number of beach buggies we ever had at one time was 130 in four different locations. They were very careful about beach conditions and they seemed to take care of the 72-hour limit for beach buggies themselves. They wanted to keep on good terms with us, and they handled a lot of the problems themselves.

MR. CARLETON: How did the horse patrols work out?

MR. STRANGE: We had only one last summer. The patrol ran five days a week, and he checked on the horse trails and particularly on the areas frequented by homosexuals.

MR. BROWN: I have a few comments to make about the beach buggies in Eastham. Dick (District Ranger Strange) has established routes. On the sandspit at the entrance of Nauset Inlet, there has been a substantial increase in beach buggies going down there. More local people have beach buggies, and there are a lot of homemade rigs, so we had a big increase in that comparatively small area.

There has also been an increase in usage on the bayside in Wellfleet along Duck Harbor from Great Island to Ryder's Cove. We have received complaints because of the large increase in that area. However, this area is not under jurisdiction of our beach sticker control, and those who are not going to the Province Lands have not come in for stickers.

MR. CHILD: That was a very good report.

7. Agenda Items and Date for Next Meeting

MR. DIEHL: Can we set the date for the next meeting? Is November 15 all right for the next one? At the usual time of 1:30 pm?

8. New Business

MR. CHILD: Next Tuesday, October 29, we are having a program devoted to tapes made of talks with Commander MacMillan, who will be 94 years old on November 10. There are 100 slides as well. Col. Clark will present the program, which will be at the Provincetown Art Association, and I extend an invitation to all of you.

MR. DIEHL: Hearing no further business, I suggest we adjourn.

Meeting adjourned at 4 pm.

(For Administrative Use Only)

M I N U T E S

Seventy-Fifth Meeting

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

at

Headquarters, Cape Cod National Seashore

November 15, 1968

AGENDA

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Seventy-fifth Meeting

November 15, 1968

<u>Item</u>	<u>Subject</u>
1.	Adoption of Agenda
2.	Approval of Minutes of Previous Meeting
3.	Communications Received by the Commission
4.	Progress Report - Cape Cod National Seashore
5.	Economic Report, Cape Cod National Seashore (Herr)
6.	Agenda Items and Date for Next Meeting
7.	New Business

The seventy-fifth meeting of the Cape Cod National Seashore Advisory Commission was held on November 15, 1968 at the Administration Building in the Marconi Station Area, South Wellfleet, Massachusetts, with the following members present:

MEMBERS

Leo E. Diehl, Vice Chairman
Robert A. McNeece, Secretary
John W. Carleton
Ralph A. Chase
Josiah H. Child
Esther Wiles

Recommended by

Secretary of the Interior
Town of Chatham
Town of Truro
Town of Eastham
Commonwealth of Massachusetts
Town of Wellfleet

OTHERS

National Park Service, US Department of the Interior

Leslie P. Arnberger, Superintendent, Cape Cod National Seashore
Lyndell Baldwin, Secretary, Cape Cod National Seashore

Absent Commission members: Joshua A. Nickerson, Chairman, (Barnstable County); Gaston Norgeot, (Town of Orleans); Robert L. Yasi, (Commonwealth of Massachusetts).

The meeting was called to order at 1:50 p.m. by Vice Chairman Diehl.

Item 1. Adoption of the Agenda

It was moved, seconded and VOTED to adopt the Agenda as printed.

Item 2. Approval of Minutes of Previous Meeting

It was moved, seconded and VOTED to defer consideration of approval of the Minutes of the seventy-fourth meeting until the next meeting of the Commission.

Item 3. Communications Received by the Commission

MRS. WILES: I have had another communication from the man who was

dismissed. I meant to call him up again but I didn't, but the last I knew some women were coming up to call on you and see what the story was. I don't know whether they did or not. Did they?

MR. ARNBERGER: No.

MRS. WILES: Is there any chance of taking him back, or likely to be?

MR. CHILD: There is no money.

MR. DIEHL: What does he do for a living?

MRS. WILES: He was a caretaker after Camp Wellfleet was closed.

MR. DIEHL: Is this the man who lived in the old fire station?

MRS. WILES: Yes, and he has worked here ever since. He is 62 years old and wanted to continue until he was 65 and could get his Social Security.

MR. DIEHL: He wouldn't come under Social Security here would he?

MR. ARNBERGER: We are covered under the Federal Retirement System here, but as a temporary he wouldn't be under this.

MR. CHILD: Has he always been temporary?

MRS. WILES: No. He was here right straight along, year after year.

MR. DIEHL: As a caretaker?

MRS. WILES: He worked as an engineer.

MR. ARNBERGER: Who are you talking about?

MRS. WILES: Wait a minute, I will think of his name.

MRS. BALDWIN: Mr. Tenney?

MRS. WILES: Yes, Mr. Tenney.

MR. ARNBERGER: I can look up his records, but I can almost assure you right now that he has never had a permanent appointment under Civil Service, otherwise he would be working. His previous appointments have been under temporary or excepted. If you will excuse me I will get Mr. Jamison, Chief, Park Administration to bring in the records.

MRS. WILES: I think he was an engineer up here and they demoted him, but they kept him working. We were told that there would be at least twenty people employed here from Wellfleet the year round. That was one of the selling points of the Park. I think we have gotten down to two, Mrs. Baldwin is one of them.

MR. MCNEECE: Was that to be twenty from each town or twenty from all the Cape towns within the Seashore?

MRS. WILES: I can't pin-point that because as you know, when people talk, they don't pin-point, but the point is, most of the territory was taken from Wellfleet and Truro, and they should have the most if they want it. If they don't want it, it should go somewhere else. Provincetown didn't give anything to the Park.

MR. CHASE: On that basis, how about Eastham? Eastham gave quite a lot.

MRS. WILES: But no where near what Wellfleet and Truro did.

MR. CHASE: If you are talking about land within the Seashore, perhaps not, but Eastham did give the Seashore beaches and roads.

MR. CHILD: I saw an article in the Washington Post that said they were shutting down some installations because of lack of funds.

MR. ARNBERGER: I understand it was suggested that some of the areas would have to close, but I did not see this article.

MR. CHASE: How much money is it going to cost to acquire Redwoods?

MR. ARNBERGER: Sixty-some million.

MR. DIEHL: When Mr. Tenney worked here ...

MRS. WILES: He has been here year after year.

MR. JAMISON: Mr. Tenney has worked here under temporary appointments; he has never had a permanent job.

MRS. WILES: I don't know whether he understood he didn't have a permanent job, because he was here before the Park came, when the Army gave up.

MR. JAMISON: We had him as an engineering technician when he was first employed.

MRS. WILES: Yes, he was demoted I believe.

MR. JAMISON: As an engineering aide he worked for the Design and Construction office out of Philadelphia. When that appointment was terminated we brought him on as a laborer.

MRS. WILES: Then he worked in the sign department. He feels that he

has not been justly treated and shouldn't be let off. I think it is hard at 62 to look around and find something else to do.

MR. DIEHL: Mr. Jamison, are there any temporaries on the payroll now?

MR. JAMISON: Just two. One is the automotive mechanic, and one is the heavy equipment operator.

MRS. WILES: I wish you would review his case and see if you can find something for him.

MR. JAMISON: We expect that we will be able to bring him back on duty the first of April.

MRS. WILES: He can't live on nothing from now until April 1.

MR. DIEHL: Unless it was an emergency situation, like a storm for instance, you would probably find this very difficult to do.

MR. ARNBERGER: We have just so much money, and you have to program that money to accomplish the maximum amount of work just as efficiently as possible. Our problem is how to arrange to do this. Mr. Tenney was quite aware of the conditions of his employment when he was hired.

MRS. WILES: I don't think that when Mr. Tenney first came to work he expected to be laid off. He expected to be kept on until he reached 65 anyway - because he had been on all of this time. I don't know of course how these things work because I am not on that side of the fence, but just the same it was the whole year that he worked, not six months, until last year.

MR. JAMISON: For a couple of years we did utilize some temporary employees throughout the winter because we had construction money for projects like the Penniman House restoration for instance.

MRS. WILES: He was threatened to be laid off last year when Mr. Joseph was here, but he was kept on.

MR. JAMISON: Last year we did have money for projects like dune grass planting.

MRS. WILES: We should complain to Washington - as much good as it would do. I think when they come up with promises that they ought to keep them.

MR. CARLETON: I would suggest that he write to Senator Kennedy.

MR. DIEHL: Go to Congressman Keith, now with the changes you don't know if funds will be available even for land acquisition.

MRS. WILES: I will tell him that his best hope is to write to Mr. Keith. How about Mr. Fleming? Is he going to be reemployed in the Spring?

MR. ARNBERGER: He is a fire control aid.

MRS. WILES: He expected not to be employed year round.

Item 4. Progress Report - Cape Cod National Seashore

MR. ARNBERGER: During the past few weeks progress on construction has been somewhat slower due to inclement weather. At the Snail Road Parking area in the Province lands work underway now consists

of placing of base material and the binder course of bituminous paving. The job is approximately 25% complete.

At Marconi Beach the grading of the sub-grade and placing of concrete curb and walks is under way. Ramps and stairs to the beach are also under construction. The job is about 51% complete.

At Nauset Light and Hemenway Landing work is under way on the comfort stations and utilities. The waste disposal system is in the process of being installed and interior painting is being done on those comfort stations. These two projects are lagging a bit on progress and are about 40% complete.

The Certificate of Suspension of Condemnation of Commercial property covering the Wellfleet Beachcomber Club, which had been approved by previous action of the Advisory Commission, was issued on November 1. As you know, this Certificate will be in effect until December 31, 1973. I think you will be interested in knowing that over the past several weeks we have had a regular series of evaluations of the Wellfleet Job Corps Civilian Conservation Center carried out by both the National Park Service and the Office of Economic Opportunity. The most recent was accomplished during the week of October 29 by three evaluators from the Office of Economic Opportunity. They were joined by Messrs. Olsen and Whelen of the National Park Service who represent the Job Corps Coordinator's office in Washington. It was interesting

to note in the closing discussion at the end of the evaluation we were honored to have Regional Director Quiroz of the Office of Economic Opportunity from New York City participate, a very interesting fellow who made valuable contributions to the discussion.

While we have not received the final written report of the evaluation of the discussion, the meeting was quite encouraging and it would appear that the Wellfleet Job Corps Civilian Conservation Center is progressing in an entirely satisfactory way.

As a result of the Revenue and Expenditure Control Act of June 28, 1968 and directives from the Bureau of the Budget there has been a Government-wide roll back in permanent personnel employee levels. As it presently stands most Government agencies, including the National Park Service, are permitted to fill only seven out of every ten permanent vacancies. This has necessitated very stringent economy measures throughout the Service and at Cape Cod it has been necessary to close the Salt Pond Visitor Center on Mondays and Tuesdays. That will be effective this next Monday, November 18. A press release covering this cut-back in Seashore activities was issued November 4 and I suspect most of you have seen it.

We have been notified that two Park Planners from our Philadelphia Service Center will visit the Seashore during the week of November 18, among other things to provide assistance in drawing up a plan for the

proposed enlargement of Newcomb Hollow. Arrangements have been made for the Planners to meet with the Wellfleet Board of Selectmen, and any others that the Board wishes to designate, to discuss the Newcomb Hollow proposal on the morning of November 20, next Wednesday.

With the assistance of Mr. Child, the Superintendent has been in contact with Dr. Redfield, Chairman of the Scientific Advisory Committee. It was agreed that the Committee could be most helpful in providing professional advice on scientific matters to the Seashore and to the Advisory Commission, and arrangements are under way now to reactivate it and get it moving again. As soon as the new Chief Naturalist is on duty to provide staff assistance again we hope to get a meeting of the Committee planned and under way.

The thirty-six foot lifeboat which was used in the PENDLETON rescue was delivered to the Seashore on Wednesday, November 13. It is now stored temporarily behind the maintenance area. It will be held there pending our arrangements for its suitable display for the public.

The Seashore facilities weathered the recent storms in reasonably good shape. The severe storm of the 12th did do some damage, as two of the fee collecting booths were blown over, one at Race Point and one at Head of the Meadow, and the viewing platform at Coast Guard Beach was undermined by wave action necessitating the removal of the platform

to a high and dry location. It will be relocated for use next Spring. Beach erosion to the extent of sixteen feet at one location at Coast Guard Beach and twelve feet at Nauset Light Beach took place during the heavy seas on Tuesday afternoon. Most of the snow fence at Coast Guard Beach was lost, but all in all, we came out very well I think.

We were recently notified that a contract has been signed with Philip B. Herr & Associates of Boston, to conduct an economic study of the outer Cape. This new study, scheduled for completion by July 15, 1969 will essentially be an up-dating of the earlier economic study that was completed in 1960. I think the new study should be quite interesting and helpful in indicating the economic changes that have taken place in the past eight years and which can be attributed to the presence of the National Seashore. It should help in measuring the economic help of the National Seashore.

A draft of the so-called "Fact Sheet" upon which negotiations for a new concession contract for the Salt Pond and Nauset Knoll motels will be based has been received for review prior to publication in the Federal Register.

Work continues on the revision of the Seashore Master Plan, but unfortunately there has been considerable delay due to the shortage of personnel in our Washington Service Center and the pressure of other

commitments. I have talked with Dave Kimball and he tells me it will probably be about February before they will be ready to present the Master Plan revision for review and discussion by the Advisory Commission.

MRS. WILES: These construction things that are getting under way. I suppose those are contracts aren't they?

MR. ARNBERGER: What construction things?

MRS. WILES: Why at Hemenway, you said they were building.

MR. ARNBERGER: Yes. The comfort station there has been under contract for the last few months. I have been reporting on their progress.

MRS. WILES: No local contracts? Who has that?

MR. ARNBERGER: The JoLEE Construction Company, we have been reporting their progress monthly.

MRS. WILES: I was just wondering if there was any chance of Mr. Tenney getting work on that.

MR. ARNBERGER: It is possible.

MRS. WILES: He would have to go himself.

MR. ARNBERGER: Yes, our contract is with the general contractor.

MRS. WILES: It seems that there is plenty of money for other things - and this Office of OEO - I think we should go on record as not favoring them having money if you can't have money enough to hire people you are supposed to employ. It is very controversial and has done a lot of

things that are not in the best interests of the United States. I think that is one thing that should be put out and the money put where it can do some good.

MR. MCNEECE: Is this economic study the result of a special appropriation following our discussion here recently?

MR. ARNBERGER: No, I believe you have reference to the regional plan by HUD. Mr. Herr is the present owner of the firm who made the original survey in 1960. Presumably he has the expertise to follow through with this one.

MR. DIEHL: Do we have a copy of the 1960 report?

MR. ARNBERGER: No, I am embarrassed to say that we do not.

MR. DIEHL: Who paid for that one?

MR. ARNBERGER: The National Park Service.

MR. CHILD: Has anybody found a name for the beach down here?

MR. ARNBERGER: This was something we agreed at last meeting to do a little bit of research on.

MRS. WILES: We said we would look at it and see what it used to be called. It seems to me you should keep your old names if you can and not go ahead and put in a fancy name.

MR. CHILD: We haven't, have we? It is up to the National Park Service.

MR. ARNBERGER: In order to give it a proper name that will stick and be official it will have to be done through the Board of Geographic

Names.

MR. CHILD: We can suggest names to the Park Service but they are the ones that will have the final word.

MR. ARNBERGER: In order to get on the USGS maps and to have an approved name it has to go through the Board of Geographic names which is in the Department of the Interior. This doesn't keep people from attaching local names.

MR. CHASE: You will have to call it something.

MR. ARNBERGER: We have been waiting until our Historian, Ed Lohr gets back from sick leave. He has been out with an operation for a detached retina.

MR. MCNEECE: I would like to take the liberty of getting off the subject to ask a question if I may. Could someone on the staff give me the criteria for manning the beaches and facilities that must be protected? What is required before you will designate a protected beach, the facilities for sanitary purposes, number of lifeguards, etc., how to arrive at the number et cetera?

MR. ARNBERGER: This could be researched for you.

MR. MCNEECE: I would like to have this for a hearing at the State House by the Department of Public Health next Tuesday. They are attempting to impose on cities and towns rules that are going to result in every town having X number of lifeguards and first aid facilities,

boats, etc., for X number of people. In Chatham we have about twenty-five town landings which could be interpreted as included, we feel it would cost us \$258,000.

MR. CHILD: They are going to impose this on the towns?

MRS. WILES: I think you would have to close your beaches.

MR. MCNEECE: It would be interesting to see what the Federal Government ...

MRS. WILES: That is why some towns like Wellfleet have been careful not to designate public beaches because then you would have to have lifeguards and toilets which you don't have to have if you just designate parking.

MR. CARLETON: Then you can't charge for parking.

MRS. WILES: Yes you can.

MR. MCNEECE: This applies whether designated or not, if it is at the end of a forty foot road and they can go in swimming. It is ridiculous.

MRS. WILES: The only thing to do would be close all beaches and the public would get fed up with such an arrangement and set up such a squall they couldn't do it.

MR. MCNEECE: It would mean the end of free beaches. How could Chatham provide what is called for at Nauset Beach with probably ten miles of shoreline on both sides. The Department of Public Health is expecting regulations that they propose to adopt. Once they file these

with the Secretary of State they become law. There is a penalty up to \$500, and each day is a separate offence.

MR. DIEHL: I would like to find out how they collect it.

MR. CHILD: I had another question, if it is proper at this time. You mentioned Hemenway Landing. There doesn't seem to be any sign there. I find myself driving past and having to turn around and come back.

MR. ARNBERGER: Apparently there is a small problem there with the Department of Public Works. We don't own any land out there on the highway.

MR. CHILD: The road beyond the Penniman House has gone to pieces. Maybe you want it that way so people can't drive up there so fast.

MR. CHASE: It seems to me if they are going to have the road they should take better care of it.

MR. MCNEECE: Do the State health laws apply to the Seashore?

MR. ARNBERGER: They would under our proprietary jurisdiction.

MR. DIEHL: Is it a regulation requiring you to man this whole beach-front, fifty-five miles?

MR. MCNEECE: I feel that the Seashore should be represented at this Hearing.

MR. DIEHL: Do you have anything in writing?

MR. MCNEECE: Not with me, but I could get it into the mail so that you would have it on Monday. The Hearing will be held on Tuesday

November 19 in Room 436 at 10 a.m. They are pretty powerful. They will hold this Hearing to see whether they want to change the proposal or adopt it as proposed, and once they file it with the Secretary of State it becomes law.

MR. ARNBERGER: In most cases the Federal Health Service, which is the agency under which we operate, is more stringent regarding family and public health matters than the State Public Health Service.

MR. MCNEECE: I think what they are proposing will be much more stringent than the Federal regulations.

MR. DIEHL: I think Mr. Arnberger would be interested, whether or not it affects the Seashore.

MR. ARNBERGER: Yes, I would.

Item 5. Economic Report - Cape Cod National Seashore (Herr)

MR. DIEHL: I think the Secretary should read this material which has been furnished us regarding this study.

MR. MCNEECE: (Reads)

OBJECTIVE: The Study Objective is the estimation of present and future economic development and local fiscal change attributable to the establishment of the Cape Cod National Seashore, in order to aid in evaluation of future policies regarding future development of the Seashore, and regarding inclusion of lands in other regions into the National Park System. The study is not to be in itself normative, but rather is intended as one of several inputs to possible policy examination by others.

SCOPE OF SERVICES

1. For the six towns of Upper Cape Cod, measure annual change over the past ten years in the following:
 - a. Population by season
 - b. Employment and wages, by season
 - c. Municipal expenditures by major function and revenues by major source.
 - d. Taxable assessed valuations
2. Estimate the extent to which these changes are attributable to direct or indirect effects of the establishment of the National Seashore.
3. Estimate the attributable influence of the National Seashore at some horizon, defined in terms of resource saturation.

PROCEDURE: The above measurements and estimates will be based primarily upon secondary information, including data to be furnished by the National Park Service, except that direct investigation will be required regarding municipal expenditure change attribution, and perhaps regarding assessment changes.

Influence of Seashore impact will be largely based upon relationships drawn among Seashore establishment chronology and time-series trend changes, and "control region" changes, with the "control region" variously being Lower Cape Cod, all of Massachusetts or vacation areas in Massachusetts or New England, depending upon the element being studied and the availability of data. Where feasible, direct measurement of impact will be used, as in assessment change and in direct employment and purchasing by the Seashore.

Data used will be selected so as to allow comparison with "baseline" data presented in the 1960 Economic Development Associates, Inc. study, "Economic Report, Proposed Cape Cod National Seashore Park," and will in effect constitute an updating of that report.

MR. CHILD: Is this being financed partly by the State and partly by

the Department of Interior?

MR. ARNBERGER: By the Department of Interior.

MR. DIEHL: Isn't the Barnstable County study under way?

MR. MCNEECE: Yes.

MR. DIEHL: When do they expect to complete that?

MR. MCNEECE: I think they have the funding for the economic study. However, they are trying to get lots of information free from each town.

MRS. WILES: How much does this study cost?

MR. ARNBERGER: \$7500.

MR. CHILD: Presumably they will be working with the Cape Cod Planning and Economic Development Commission.

MR. MCNEECE: I think they would want to, but I doubt if they could rely entirely on them because some towns can't supply the information they have been asking. Probably not more than four towns on the whole Cape can do this. I would expect they would have to go out and get the information themselves and do this job. It has been my experience that these planners as they come along usually go back to what some other planning agency has discussed and do a certain amount of guessing based on what has been submitted before.

MR. DIEHL: Would we be able to get copies of the 1960 report?

MR. ARNBERGER: I hope so, I am trying to get one myself.

MR. DIEHL: I would like to have a copy made available to the Advisory Commission so that we could compare the two.

Item 6. Agenda Items and Date for Next Meeting

MR. DIEHL: One suggested item was a discussion of the National Environmental Education Development (NEED) program and also the environmental study areas.

It was subsequently determined that the next meeting would be held on December 20, and to omit the January meeting.

No further business appearing, the meeting adjourned at 2:45 p.m.

(For Administrative Use Only)

M I N U T E S

Seventy-sixth Meeting

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

at

Headquarters, Cape Cod National Seashore

December 20, 1968

AGENDA

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Seventy-sixth Meeting

December 20, 1968

<u>Item</u>	<u>Subject</u>
1.	Adoption of Agenda
2.	Approval of Minutes of Previous Meetings (2)
3.	Communications Received by the Commission
4.	Progress Report - Cape Cod National Seashore
5.	Discussion of Highland House Matters (2:30 p.m.)
6.	Minimum Health Standards for Bathing Beaches
7.	Seashore Environmental Awareness Program
8.	Agenda Items and Date for Next Meeting
9.	New Business

The seventy-sixth meeting of the Cape Cod National Seashore Advisory Commission was held on December 20, 1968 at the Administration Building in the Marconi Station Area, South Wellfleet, Massachusetts, with the following members present:

MEMBERS

Joshua A. Nickerson, Chairman
Leo E. Diehl, Vice Chairman
Ralph A. Chase
Josiah H. Child
Gaston Norgeot
Esther Wiles

Recommended by

Barnstable County
Secretary of the Interior
Town of Eastham
Commonwealth of Massschusetts
Town of Orleans
Town of Wellfleet

OTHERS

National Park Service, US Department of the Interior

Leslie P. Arnberger, Superintendent, Cape Cod National Seashore	"	"	"	"
Norton M. Bean, Supv. Park Ranger,	"	"	"	"
Larry J. Tillman, Supv. Park Naturalist,	"	"	"	"
Lyndell Baldwin, Secretary				Cape Cod National Seashore

Also: Mr. Stephan R. Perry, Selectman, Town of Truro

Absent Commission Members: Robert A. McNeece (Town of Chatham), John W. Carleton (Town of Truro), Nathan Malchman (Town of Provincetown), Robert L. Yasi (Commonwealth of Massachusetts).

The meeting was called to order at 1:45 p.m. by Chairman

Nickerson.

Item 1. Adoption of the Agenda

It was moved, seconded and VOTED to adopt the Agenda as printed.

Item 2. Approval of Minutes of Previous Meetings

MRS. WILES: In the list of members present at the 74th meeting

Mr. Nickerson is shown as representing the Town of Chatham. This

should be changed to Barnstable County.

MR. PERRY: At the 74th meeting I made the statement that the amount paid the town of Truro by Colliano and Hastings was in the vicinity of \$600 for their liquor license. They have a seasonal license which is in the vicinity of \$300., about one-half the amount stated.

It was moved by Mr. Diehl, seconded by Mr. Chase and VOTED to approve the Minutes of Meeting 74 and 75 with the changes as noted above.

Item 3. Communications received by the Commission

MR. NICKERSON: I have various communications I should like to read.

The first one is from Stan Joseph in Washington, it is dated Dec. 7.

(Reads)

"Dear Josh: The beautiful silver tray inscribed by all the members of the Advisory Commission is one of the most delightful and pleasant remembrances I have received. I do thank you all very much, and I am most happy to have received it.

"Needless to say, it has brought back many recollections of our meetings. I count my association with all of you among the highlights of our stay on Cape Cod. You have done a splendid job in a dedicated, sincere and capable manner.

"I appreciate your thoughtfulness and shall especially treasure the signatures etched on the silver. I hope you will convey my thanks and greetings to each member of the Commission. I think of you often, and will always value your advice and friendship.

"Warmest regards and best wishes to you all.

Sincerely, Stan Joseph"

MR. CHASE: I would like to report that I had a nice visit with the Josephs last month. The first thing he mentioned was how

nice the Commission was. He asked about everybody, especially his Secretary.

MR. NICKERSON: I received a Christmas letter from Bob Gibbs. They are being moved to Washington, D. C., where he will work in the Department of International affairs. I can't think of anyone better qualified to speak for the country.

MR. CHILD: I would think by that letter that he made the most of the time he was in that part of the world.

MR. NICKERSON: I also received a letter from Mrs. Fields, Clerk of the Truro Board of Selectmen telling us that Mr. Perry will sit in with our approval today in place of Mr. Carleton. Also that Messrs. Colliano and Hastings will join the meeting. Also a copy of a letter to Governor Volpe from Assistant Secretary of the Interior Pautzke indicating that Governor Volpe has been asked about appointment of a representative of the Commonwealth to serve on this Commission due to the expiration of Mr. Yasi's appointment.

MR. CHILD: As one of the Governor's representatives on this Commission I report to Commissioner Schulenberg of the Department of Commerce. I will not be present at the February or March meetings and I suggest that Mr. Schulenberg be sent an invitation to attend these meetings. He can either come himself or send a representative.

MR. NICKERSON: We would be pleased to have anyone he might designate. I have received letters from Congressmen, most of which have been quite non-committal about the proposition of raising the appropriation ceiling on funds

on funds for land acquisition at Cape Cod. Congressman Philbin was one exception, he said: (Reads) "As you may know, I have been interested in this project for sometime past, and when the 91st Congress convenes, I will be pleased to continue my efforts and introduce appropriate legislation."

MR. CHILD: What about the Senators?

MR. NICKERSON: Senator Brooke said in his reply: (Reads) "As a result of the ceilings put on the expenditures from the Land and Water Conservation Fund, a serious lag in land acquisition has developed. Nowhere is this lag more apparent or critical than at the Cape Cod National Seashore. You may be assured that I will lend my wholehearted support to any reasonable program and expenditures which will help the Commission acquire the land necessary to complete this beautiful park."

MR. CHILD: No reply from Senator Kennedy?

MR. NICKERSON: Congressman Burke wrote (Reads) "You may rest assured of my full support of this legislation during the 91st Congress." Congressman Conte wrote (Reads) "You may be sure that this matter will receive my close attention in the new session of Congress." This I consider to be the usual non-committal reply. Mrs. Heckler was equally non-committal. Congressman Morse wrote (Reads) "I have always cooperated fully with Congressman Keith and other members of the Massachusetts Congressional delegation in supporting legislation that will benefit the Seashore and will certainly continue to do so

in the next Congress." This went out right at the peak of the national political campaign, consequently we didn't get the prompt reply we might have received otherwise.

MR. CHILD: I am surprised we didn't hear from Senator Kennedy.

MR. ARNBERGER: There was a press release from his office indicating strong support.

MR. NICKERSON: I would think, to get back to the original sponsors,
...

MR. DIEHL: O'Neil and Burke.

MR. NICKERSON: If this could be made known to both and be bipartisan by getting the support of the joint Republican and Democratic delegations it could be quite constructive.

MR. CHILD: Has anyone written to Mr. Saltonstall? He sponsored the Bill. He is very active, has an office and he would write to the right people.

MR. NORGEOT: Do you have all the records of the hearings? Tapes, etc? I have a drawer full of these.

MR. CHILD: I move we write some kind of a letter to "Salty" (Mr. Saltonstall) over Josh's (Mr. Nickerson) signature with copies of the responses we have received, and tell him the story. I know he is interested.

The Motion was seconded and affirmatively voted.

MR. NICKERSON: Has anyone else anything to discuss under communications?

MR. NORGEOT: This is not in the line of a written communication, but is a question asked of me yesterday about land taken by the Park through Court proceedings and the money is not forthcoming. The question is when will it be paid.

MR. NICKERSON: What is the status of the court proceeding?

MR. NORGEOT: An award has been made **by** the Court. They referred to two cases.

MR. ARNBERGER: The appraised fair market value at the time of taking is there, but if the Court has awarded more, it might be beyond our capabilities to pay. When a deposit is made with the Court a substantial part can be taken by the owner.

MR. NICKERSON: It was my understanding that at the time proceedings are started an amount of money equal to the fair market value is deposited. According to the Court decision the plaintiff got this amount or more or less. I think the thing to do is to write a letter to the Superintendent and give the specifics in the case and ask him to check it out.

MR. NORGEOT: Thank you very much.

MR. CHASE: Isn't it true that in pending cases the practice has been to advance a certain amount of money to them?

MR. ARNBERGER: It is possible all of the money deposited may be taken out of the Court by the plaintiff. That is immediately available.

MR. NICKERSON: It might not be the full amount awarded by the Court.

MR. CHASE: I understand it is a pretty big mess up there and that they are pretty nearly at 6's and 7's at the Department of Justice.

MR. PERRY: We have had a problem of a similar nature presented to us by people who have property in the Park and the Park at present cannot buy; they have to pay taxes to the town **just** the same. If this is going to be a long procedure to obtain acquisition funds I think perhaps in the near future the Advisory Commission should take a stand that the National Park Service should add to the existing value an amount to take care of taxes until he is able to sell to the Federal Government. He is compelled to pay taxes, he cannot in any way get the property into the National Park (and off the tax rolls) until they have the money. People have asked me why they should pay taxes to the Town of Truro because the property is in the National Seashore. There is a liability for people to pay their taxes in order to have a clear title to sell to the National Park.

MR. NICKERSON: Of course taxes are deducted from income taxes.

MR. NORGEOT: Suppose they don't pay the real estate taxes?

MR. NICKERSON: Then the town would have to take the real estate by tax title.

MR. PERRY: This is a situation that has come about by lack of land acquisition funds. The longer there are no funds the more complex it will become.

MR. CHILD: Once funds are available, and they will be available sometime, I am sure, the Federal Government will take this into considera-

tion realizing that they have had to pay taxes and will pay them accordingly.

MR. NICKERSON: No price has been agreed upon in the cases you cite?

MR. PERRY: In some cases they have some idea of a commitment.

MR. DIEHL: An appraisal is no good after six months because the land value will appreciate each year.

MR. PERRY: I would like to feel that the appraisal will take these taxes into consideration.

MR. CHASE: An appraisal has to be based on the value as of the date of the appraisal.

MR. PERRY: Would you have to consider what has had to be forcibly paid in taxes?

MR. NICKERSON: If you take 1968 appraisal values and add to that taxes to 1975 when the land is acquired, it is altogether possible that the 1975 appraisal will be more than the matter of taxes.

MR. DIEHL: You would add the taxes anyway.

MR. NICKERSON: Especially if a person has made an offer at a price. Have they done this?

MR. PERRY: In some cases I think they have.

MR. NICKERSON: If I were offering I would set a fair value in 1968 and if they didn't get around to buying until 1975 I would claim taxes and interest on the money for this period.

MR. CHASE: The increase in land valuation in general does enter into it.

MR. CHILD How many new houses are being built at the moment in the Park? I know some people are thinking of it and I know they can and will just go ahead and build.

MR. ARNBERGER: There are none being built to our knowledge at this time.

MR. BEAN: We have had lots of inquiries as to whether they can, or if they did put it up on improved property what would happen. Some building permits have been issued.

MR. NICKERSON: How do you answer these.

MR. BEAN: We just explain the situation.

MR. NICKERSON: If a person can get a permit under Town bylaws they can go ahead. One provision is the minimum of three acre house lots so that no one could go in and put in a real estate development because it wouldn't be economically sound. This would be limited to people owning three acres or more. Even if they did build it and it was never taken the damage to the Park would be minor at this point. You wouldn't have any real serious damage to the Seashore as such unless it became a general practice throughout the whole area, which is probably unlikely.

MR. CHILD: One fellow from Cincinnati came to me and said he was going to build a good house.

MR. BEAN: They would be building at their own risk.

MR. NICKERSON: You are not taking any risk because you have to be paid for it. If I were a mortgage money lender it seems to me land within

the Seashore, even if subject to condemnation, would be a guarantee I would get my money back, so it seems to me it is quite safe. It is an option with the Seashore to condemn. Even after five years they have to pay fair market value for that house. If they choose not to condemn I can live there for as long as I want to. The person building a house under these circumstances would build as fine a house as he wanted on the theory that it might not be condemned in five or ten years.

MR. CHASE: Especially if it was in a location where there would be no Park development in the foreseeable future.

MR. NICKERSON: The saving thing is that the town bylaws permit only residences with three acre minimums. It is not very frightening. As a practical matter in the long run it wouldn't be so good, but temporarily it wouldn't be so bad - would you disagree?

MR. ARNBERGER: Under these circumstances I wouldn't think the situation was particularly critical. I think in a particularly critical area regarding location it could be.

MR. NICKERSON: If they choose to do it in an area where development is planned it could cause quite a bit of trouble until we would be in a position to acquire the land.

Item 4. Progress Report - Cape Cod National Seashore

MR. ARNBERGER: The construction of the Snail Road parking area is now complete. Final inspection was held Thursday, December 19.

I hope you have a chance to see it. It is a pretty nice job and looks pretty good.

MR. NICKERSON: How is the access?

MR. ARNBERGER: It is an access for beach vehicles.

MR. NICKERSON: I mean going out into the street. As I remember it there is quite a high hill. Any arrangements for going into the dunes?

MR. ARNBERGER: There is quite a choice. I don't see why anyone should go from the parking area onto the road, but knowing people, I wouldn't be surprised.

The road and parking area to serve the new beach in the South Wellfleet area is now approximately 66% complete.

MR. NICKERSON: How do they get percentage figures?

MR. ARNBERGER: On the percentage of funds expended.

The job is right now on a partial Stop Order which went into effect November 29 due to unfavorable weather conditions.

The new comfort stations and utilities at Nauset Light and Femenway Landing are approximately 76% complete. Right now the job underway is completion of sewage systems at both buildings.

I think you would be interested in hearing a little bit about the "Open House" at the Wellfleet Job Corps Civilian Conservation Center which was held on the afternoon of December 8. There were excellent exhibits of various aspects of the education and work programs which drew favorable comments from the visitors. The Corpsmen presented a

program which was largely built around choral presentations and narrations on the Christmas theme. The program was concluded by a demonstration of Karate which I think everyone enjoyed.

MR. NICKERSON: Are you teaching them Karate?

MR. ARNBERGER: Yes, in connection with the physical education program. I think the audience particularly enjoyed the demonstration where the Corpsmen split a board with one blow of their fist. Approximately 250 people were in attendance and I am told this appears to have been the most successful such public event during the short history of the Wellfleet Center.

On November 20, Messrs. Huber and Babb of our Planning and Service Center in Philadelphia met with Selectmen of Wellfleet and representatives of the Wellfleet Land Exchange Committee to discuss the proposal for the enlargement of the Newcomb Hollow parking area advanced by the Town of Wellfleet. The purpose of the meeting was simply to afford these park planners the opportunity of learning at first hand of the plans and desires of the Town of Wellfleet for an expanded beach operation. Following the meeting and study of the area the planners will develop a preliminary plan for the Town of Wellfleet, illustrating in graphic form the Town proposal. Preparation of the plan is now underway in the Service Center and should be available for review by Town representatives in the near future.

MR. NICKERSON: Will this proposal include not only physical layout but method of its operation?

MR. ARNBERGER: Yes. It will be more than just the plan. It will set forth guidelines for staffing, guidelines for amounts that might be involved in capital investment and construction costs. Something more than just the plan itself.

A preliminary working draft of the revised Cape Cod Master Plan was received and has been reviewed preparatory to developing a final draft for review by the Advisory Commission, sometime in February I would suppose or hope.

So-called "fact sheets" outlining the operation of the Nauset Knoll and Salt Pond Motels as park concessions have been reviewed by this office as well as the existing concessioners and have been approved. These fact sheets as you know are issued in connection with the negotiation of new contracts and concession operations. The next step will be the publication in the "Federal Register" of a notice of intent to negotiate a new concession contract for these motels. These fact sheets will be made available to anyone expressing an interest pursuant to the notice.

On December 11 a sanitation inspection was made of the Highland House and related operations. Attending the meeting were Mr. Colliano, representing the Permittees operating the food and accommodation services, Mr. McCutchen of the Public Health Service, Mr. Sturtevant, Barnstable County Health Department, and representatives from the Seashore.

MR. NICKERSON: Was the Public Health Service representative from the Commonwealth?

MR. ARNBERGER: No, Federal. This inspection came as a result of an inspection made last August at which serious deficiencies in sanitation were disclosed. This most recent inspection indicated the need for rather substantial improvements involving a considerable expenditure in order to meet even minimal standards during the 1969 season, which incidentally is also the last period of operation under the present Special Use Permit which is due to expire December 31, 1969. As I understand it, it appears that the restaurant portion of the operation will not be operated this next season. This seems to have been the consensus of the group and the position of Mr. Colliano.

MR. NICKERSON: Is this for reasons of sanitation?

MR. ARNBERGER: For this and that. We may hear more from them today.

(Continuing Progress Report) Following a suggestion from Mr. Child we have corresponded with members of the Scientific Advisory Committee to bring them up to date on activities in the Seashore and to determine their interest in continuing their association with the Committee. Reports have now been received from all members and they are unanimous in indicating their interest in the Seashore and desire to continue their work on this important Committee. Plans will be developed for a meeting and probably field trip as soon as weather conditions are favorable.

We have a new member of the staff here today, our new Naturalist Mr. Larry Tillman officially entered on duty December 15. He and his attractive wife Sue, and their three boys arrived Thursday.

Larry has been a Park Ranger and a Park Naturalist and will head up our interpretive activities here. I would like to introduce Larry to you now.

MR. NICKERSON: (following introductions) Are there any further questions about the progress report?

MR. CHILD: I would like to know what is the latest about the fish kill in Pilgrim Lake.

MR. BEAN: Not much has been done. Cold weather got here.

MR. CHILD: It seems raising the water level by two inches seemed to take care of it. This was the fault of the Mosquito Control. Boards used to be put up in the Fall, they neglected to do it and you called it to their attention.

MR. BEAN: That is part of it. Ideas have been suggested by various individuals as to what caused it, among them cutting down of oxygen by excess growth of vegetation.

MR. CHILD: Maybe this item should be under new business. The planting around the Provincetown Visitor Center. Maybe the plan was shown to the Commission at one time when I wasn't there. I was never aware of having seen it. I have always been interested in planting and have thought the Park Service had done a good job, but I think they did a poor job up there and if you have a plan available I would like to see it and give you my feelings about it, now, or at the end of the meeting. I think it was a poorly done job.

MR. NICKERSON: Have they actually done the planting?

MR. ARNBERGER: Yes.

MR. CHILD: If I had a plan I could show you what I have in mind.

MR. NICKERSON: Why not get the plan in and look at it? I have a memorandum here from the Park Historian addressed to the Superintendent, I will read it to you: (Reads) "Subject: Name for new beach. A review of all known sources--old maps and documents--which could give a clue on a suitable name for the new beach indicates that no locally historic name would be entirely satisfactory. Nor do the regular U. S. Geological Survey maps name this beach area.

"Further, we ought to avoid any use of the Marconi name because of the likelihood of confusion with the Marconi Wireless site.

"As early as 1802, a Humane Society booklet refers to Snow's Hollow, Fresh Brook Hollow, and Plum Hollow adjacent to the beach area. The term Brown Hollow, which the historian could not find, has also been mentioned.

"Another possibility would be to name the beach South Wellfleet Beach. This name would transcend purely local usage and would perhaps be most effective in identifying and locating the beach for visitors."

MRS. WILES: I think Fresh Brook would be more picturesque. I think South Wellfleet is a very mundane name. It is near Fresh Brook isn't it? In that general area? According to Henry Nickerson his old records showed those other two names. It wasn't Plum it was Farther

Plum Hollow, a very odd name.

MR. NICKERSON: A reference to Humane Society records would indicate there was a hut there. They established huts all along the coast where there was food and fuel and shelter. They preceded the establishment of the Life Saving Service by a good many years.

MRS. WILES: Henry Nickerson couldn't find Snow Hollow anywhere.

MR. NICKERSON: I think you want a name that is fairly simple because the name is going to be used by strangers. My feeling about it is that a beach which has the same name as a town name could easily lead to confusion between Federal and Town beaches, therefore a distinctive name such as Snow's Hollow which is located in South Wellfleet is best because the town of Wellfleet will have other beaches.

MR. DIEHL: What would be your suggestion?

MRS. WILES: I like the sound of Fresh Brook Beach.

MR. CHILD: How near is it to Fresh Brook? Isn't that a little far fetched? I like Farther Plum myself.

MR. NICKERSON: Isn't it likely you will have a Fresh Brook interpretive site and you might find you would want to avoid that same terminology?

MR. CHILD: What about Plum Hollow beach?

MRS. WILES: It couldn't be worse than in Truro where you are looking for a Spring that isn't there.

MR. CHILD: Plum Hollow sounds like the best to me, that is a name that would be easily remembered.

MR. NICKERSON: There is a Snow's Landing in Orleans that might be confused. I think this is a problem which the Park Service could decide, but as I understand it the consensus of this group is against Marconi and Town names. Let's suggest that the Park designate the name and avoid conflict with any other areas such as Fresh Brook and Snow's Shore. I don't know of any Plum name and where that would conflict. We have Messrs. Colliano waiting to see us, are you ready to talk with them?

(At 2:35 p.m. Messrs. Colliano and Hastings join the Commission members.)

MR. PERRY: As Mr. Carleton's representative on the Commission, will I be entitled to vote?

MR. NICKERSON: I think our records will indicate that alternates do not have the power to vote. I would like to welcome Mr. Colliano and Mr. Hastings, you have asked to come to this meeting, as Chairman I have no idea what you want to present to us.

MR. PERRY: Just basically, we have had the subject of the Highland House on the agenda here twice and at the last date we talked of the possibility of a land exchange. The point of view of the Town officials which we thought ought to be the point of view of the general public was to get this property back on the tax rolls of the town. At that time we came to the decision that perhaps we should have some basic facts which they have in mind regarding an exchange of land. I would

like to have one point clear in my own mind; that if a land exchange is the final outcome perhaps values would be established by someone else rather than ourselves here. I would like to think basically the Commission would be of the opinion that they will go along with the land exchange and at a future time the Park would work out land values.

MR. NICKERSON: I don't think the Commission would have anything to do with that.

MR. COLLIANO: The idea is to exchange property with the government: our Little Shop and the land on which it stands near the Lighthouse (the only piece the Park doesn't own) and somehow make an exchange for the Highland House, not including the Mayflower cottage. The land at the Little Shop is a very odd shaped piece fanning out wider in the back than in the front.

MR. HASTINGS: It is very small and very valuable because these buildings near the Lighthouse are an eye-sore and should be removed.

MR. NICKERSON: How much land in the other parcel?

MR. COLLIANO: Originally about two acres but this has since been reduced by the parking lot which was turned over to the Town last year. The buildings would be the Highland House and Millstone Cottage. These are the two we are interested in. We realize the Highland House is more valuable than our small piece of land, so a fair market value should be placed on each piece and we would come up with the difference.

MR. CHILD: Do you have any sketch or survey of this land?

MR. COLLIANO: The Park has it on file.

MR. CHILD: If we had something to look at for comparison it would be much easier as far as I am concerned, if it is available.

MR. NICKERSON: In the case of the Little Shop there is another building on that lot?

MR. COLLIANO: Yes, the Shop itself and the apartment house.

MR. NICKERSON: Two buildings on less than one-quarter acre. In the case of the Highland House, just the Highland House?

MR. COLLIANO: The whole idea is to save the Highland House as you all know. We have been striving for this for the last five years. We don't think this should be destroyed.

MR. NICKERSON: This does not include the golf course house?

MR. HASTINGS: No. That is Conklin's old house. We would have to have the parking lot back. There is plenty of parking space for the golf course on the other side of the pro shop.

MR. NICKERSON: Was any study been made from the point of view of the Park?

MR. ARNBETGER: As far as I know this has never been presented in any specific form.

MR. COLLIANO: We have had very definite discussions toward this objective. Only someone who lives here and has grown up here knows what it means to the townspeople. It is an institution, it is the only place the people of the town feel free to go and to send their more or less dignified guests. We feel the Highland House stands far removed from the general caliber of other bars and restaurants.

MR. CHILD: I know there is a very sentimental feeling about it among many people in Provincetown.

MR. HASTINGS: By this land exchange it will put the Highland House back on the tax rolls of the Town.

MR. NICKERSON: Before the Park took over what tax income did the Town derive?

MR. PERRY: The 1964 valuation was \$6,205. The tax bill was sent in conjunction with two cottages and outbuildings, a total of \$210 for the Highland House. In 1965 it was the same.

MR. DIEHL: What did the Park pay for the property?

ANSWER: \$251,000. including the golf course and **another** building.

MR. PERRY: Our tax rate is based on 30% of the valuation.

(The Commission examines a map of the area.)

MR. NICKERSON: You said this lot is 127' x 86'. Is the 127' on the street?

MR. HASTINGS: No 87' on the street, by 27'. About one quarter of an acre. Our idea is to restore the Highland House. Let's face it, the outside is falling apart and needs great major surgery.

MR. NICKERSON: Isn't there a serious problem of sanitation?

MR. HASTINGS: No, the National Park Service put in new septic tanks last year.

MR. COLLIANO: I think the problem was the basic requirement for stainless steel etc., most sanitary problems seem to be just because the Public Health Department made an observation that the kitchen is not

up to their standards.

MR. HASTINGS: The equipment is old. That is the reason we cannot have a restaurant this coming year, but as far as cleanliness goes I would challenge any kitchen in the USA.

MR. CHILD: Did they forbid you to use it?

MR. COLLIANO: No, but it would take five to ten thousand dollars to bring it up to their standards.

MR. CHILD: The sewage problem has been taken care of?

MR. COLLIANO: Yes.

MR. CHILD: Who paid for that?

MR. COLLIANO: The National Park Service. In order for us to operate it would require quite a lot of expense that would be the responsibility of the Park.

MR. NICKERSON: Would it make a difference if you negotiated a lease before the new season?

MR. COLLIANO: We do not want a lease. We can't do that any spend money.

MR. HASTINGS: How could you put \$50,000 into it to bring it back into...

MR. COLLIANO: The kitchen netted \$500 last year. The expenses were...

MR. NICKERSON: What services do you propose to offer?

MR. COLLIANO: Rooms and bar; we will even have to do something to the rooms.

MR. CHILD: Will people come if you don't have food?

MR. HASTINGS: It seems a shame, people come from all over the Cape...

MR. CHILD: I don't see how you can operate with just a bar. Maybe

you know you can.

MR. COLLIANO: People can go other places for dinner and come here for dancing and general camaraderie.

MR. CHILD: How many people can you put up?

MR. COLLIANO: There are 38 rooms; we have 12 or 14 that are usable including Mayflower and Millstone cottages. The main house we do not use at all it is so bad. Everything is falling apart and we can't do it on a lease basis. We can't operate it the way it is.

MR. NICKERSON: Why would that be true if you had a long term lease?

MR. COLLIANO: When we finally decide to retire we walk out with empty hands. In ten years we can walk out with empty hands.

MR. NICKERSON: Most restaurants and chain stores operate on a lease basis rather than ownership.

MR. COLLIANO: We have a ten week operation.

MR. HASTINGS: With renovations we can undoubtedly make a longer season.

MR. NICKERSON: Your proposition is that you would like to buy the Highland House and Millstone Cottage and approximately two acres of land and as partial payment put in the Little Shop and land.

MR. COLLIANO: That is the only way we can.

MR. HASTINGS: I think the Government is anxious to have that piece of land up near the Lighthouse.

MR. PERRY: There should be some provision as far as the Town is concerned to channel people around. In the long range plan it seems that

something should be done in that area.

MR. CHILD: There is no way to get down to the beach in that area.

MR. PERRY: There shouldn't be, but they do go down.

MR. NICKERSON: Say for instance, you owned the Highland House. It is within the Seashore boundary and under the Act is subject to condemnation at any time except for a Suspension of Condemnation Certificate running from three to five years. It seems to me you would be restricted to the manner in which the land is used by virtue of possible condemnation.

MR. DIEHL: Are you concerned about enlarging?

MR. NICKERSON: I am concerned about how much the Government will pay if it is continued - this might run to \$100,000.

MR. COLLIANO: I can't imagine us running any sort of place that wouldn't meet your requirements.

MR. NICKERSON: I wonder what terms you would want to restrict yourselves to in terms of money.

MR. COLLIANO: I feel the Park has been fair with others, the only thing we would ever ask is just a fair return.

MR. DIEHL: You can't enlarge. That would be one of the restrictions. No commercial enterprises can be enlarged.

MR. NICKERSON: There might be expansion if not major.

MR. DIEHL: I think it is essential in regard to the golf course, restaurant and bar.

MR. PERRY: We have a few minor plans for parking which can all be worked together very nicely.

MR. CHASE: I think we should give consideration to anything helpful to the Town of Truro.

MR. COLLIANO: That is our reason for wanting it put back on the tax rolls.

MR. PERRY: The tax on the Highland House is \$210.

MR. COLLIANO: That is considerably more than we pay, \$47.09, for the land we propose to exchange.

MR. NICKERSON: Have you figured out what you would like to do if you owned it? Any rough ideas? I am not asking exactly what it is.

MR. COLLIANO: The work in the kitchen alone would cost from five to ten thousand dollars. We want to re-do the entire building inside and out, but still conform to the type of architecture. It is not beautiful, but can be improved.

MR. NICKERSON: \$25,000?

MR. COLLIANO: That is a very low estimate.

MR. NICKERSON: I just wonder if a land exchange could be arranged if there could be a figure attached in case of future condemnation as a basis on which the Government would re-acquire it. Sort of like an insurable value. I am wondering if a value could be set so that the Government would not find itself in the position in case of condemnation that the fair value in 1969 was X dollars, but due to increasing

costs in construction etc., that value would become X+ something, less depreciation and obsolescence, so that the Government wouldn't be leaving itself in a position to be wide open, I suggest this in fairness to all parties concerned because one of the hazards the Government runs is having to pay for these improvements.

MR. HASTINGS: With the improvements we plan the Government would always be able to lease it at a far higher figure.

MR. NICKERSON: But the Advisory Commission is hoping the Government will avoid commercial enterprises within the Seashore. We have a few, but the general feeling now on the part of the Advisory Commission and the Park Service is to avoid that and let commercial enterprises stand on their own outside of the boundary, with the exception of those already existing.

MR. DIEHL: Why do you need two acres of land?

MR. COLLIANO: For a parking lot and ...

MR. NICKERSON: They need a parking area on their own land.

MR. DIEHL: If the park still owned the land wouldn't they be allowed to use it and keep this value out of the exchange?

MR. NICKERSON: I am wondering if you couldn't have a long term lease; it should have the same effect, long enough to recover your capital outlay.

MR. COLLIANO: What good is that?

MR. NICKERSON: I mean plus profit.

MRS. WILES: I thought we said that the Government couldn't make long term leases.

MR. NICKERSON: I think generally the term has not exceeded five years.

MR. ARNBERGER: In cases of major capital outlays they can be allowed to go to thirty years; they frequently run for terms of twenty years.

MR. PERRY: I can't justify these gentlemen paying the Federal Government \$2,000 a year for twenty years. Shouldn't they pay the Town of Truro? If they put in \$25,000 this would bring their taxes up to \$1500 which could be paid to the Town of Truro instead of to the Federal Government under a long term lease.

MR. NICKERSON: Maybe the contract would be negotiated in such a way that they would not be paying as much to the Federal Government.

MR. COLLIANO: I can't justify this as far as the Town is concerned income-wise. They have issued a valuable liquor license to us which is in great demand. Why should they issue us this liquor license if they can't get any tax income from it?

MR. NICKERSON: Say you were going to spend \$20,000 and you got a ten year lease for free, no payment to the Federal Government. That would be the equivalent of amortizing \$20,000 over a ten year period.

MR. ARNBERGER: There would be a franchise fee I think.

MR. NICKERSON: If part of their proposal were improvements in lieu of lease money?

MR. COLLIANO: This is fine, but how does the Town come in?

MR. NICKERSON: They are not getting anything now.

MR. CHASE: In a lease of that sort who is responsible for the general repairs? I am thinking of the outside repairs.

MR. NICKERSON: This would depend on how the lease was written.

MR. ARNBERGER: The usual pattern in a concession operation is for the concessioner as a private individual to make the capital investment in the buildings and furnishings and maintenance, the Government will provide access roads, parking lots and utilities up to the building line. That is the usual spread, but indeed you do find a variation depending on how the contract is executed.

MR. NICKERSON: I don't see how this Commission can give any advice without a specific proposal.

MR. PERRY: You mean a proposition submitted by these gentlemen?

MR. NICKERSON: By someone. If they and the Park Service work out a proposal and bring it here, then our function is to give advice, but how can we give this unless we know what is sought? I think we are very sympathetic to the proposal, but I can't help feel we have to be careful to protect the community and the Park Service as to what might happen ten, twenty or thirty years from now, the future use. I would be concerned as a member of the Advisory Commission about what could happen to this property in forty or fifty years.

MR. DIEHL: We are in no different position than in any other commercial property, and I say we shouldn't have bought the golf course and all that went with it.

MR. HASTINGS: In effect the National Park Service has control over any property inside the boundary by the Condemnation Certificate or the Suspension from Condemnation Certificate. If we wanted to sell who would buy it not knowing if the Park would renew etc.

MR. NICKERSON: I wouldn't think of buying if I were you unless I could be assured of the suspension of condemnation.

MR. COLLIANO: We are commercial, and are, so far as the Park is concerned, still subject to condemnation, but we are confident enough that we are willing to go along with a proposed five year extension indefinitely on our Pottery Shop, and when we are ready to pull out of course the National Park Service is in a position to buy first. I think they have it pretty much under control.

MR. DIEHL: I would like to make a Motion that the Park look into the possibility of a land exchange.

MR. NICKERSON: Let them present some kind of a proposal. I would think this would have to be presented.

MR. COLLIANO: I think the Park Service is waiting for advice - should you or shouldn't you. All we want to do is exchange land for land, the exact acreage is on record with the Park Service.

MR. NICKERSON: The difficulty as I see it is one horse - one rabbit. You have one-quarter of an acre with structures. Consequently, I think there would have to be something ...

MRS. WILES: I don't think it is up to us to have to look at the details. I go along with Mr. Diehl.

MR. NICKERSON: I think we should know what we are approving.

MRS. WILES: If it is going to take them as long as it has taken poor old Wellfleet to make a land exchange they will probably be dead and buried before they get it. You can't hurry the Park and we had better give them a chance to get going on it. We can talk about it for five years and get nowhere.

MR. NICKERSON: There is no reason right now that you couldn't get assurance of a five year lease.

MR. COLLIANO: Last year was a good year for business on the Cape. We netted less than \$500 in the kitchen. We couldn't put in five or ten thousand dollars for a five year lease. With our proposal all we want is just fair value on the Highland House and the Little Shop. We are not trying to get something for nothing, we are willing to make up the difference. The Park has the say, but I think they need your recommendation, for or against a land exchange. We need to get some commitment, we can't go through another season as we are, and we want to put this property back on the tax rolls as a resource for the Town of Truro.

MR. NICKERSON: Your proposal excludes the possibility of a lease, no matter what. You want solely a land exchange and outright ownership?

MR. COLLIANO: We appreciate the Advisory Commission's suggestion, but we can't put money in it for a five or ten year lease, it is impossible.

MR. NICKERSON: I am not trying to press that point. I just want to make sure just what your proposition is. You are not interested in an

extension of your lease, you are interested in turning in the Little Shop as part of the deal.

MR. COLLIANO: This will benefit the Town and the Park.

MR. NICKERSON: Assuming there is no interest in leasing beyond the termination of the present contract and solely an exchange of land and buildings, the question comes on the terms of the exchange. I think there should be some indication of that before the Advisory Commission gives advice.

MR. DIEHL: We have started the ball rolling. I would suggest we go on record as favoring.

MR. NICKERSON: I was thinking of requesting the Park Service to make an investigation on this basis and reporting back at our next meeting.

MR. COLLIANO: I am ready to sit down now and talk with the Park.

MR. ARNBERGER: Frankly, I have discussed this with my superiors, and as I think I phrased it when we last talked about it, I can tell you I find no enthusiasm on the part of the Regional Office for an exchange.

MR. COLLIANO: I do believe if the Advisory Commission is in favor of it and says so, it will give me something to go on, then I can buck the Park. Otherwise I have not much to make a proposal on. It doesn't mean the Park will say yes to the Advisory Commission. They are waiting for you to say yes or no. As in most decisions within the Park ...

MRS. WILES: As far as Wellfleet goes, we asked and were told that

Philadelphia and Washington were all ready to sit down and give us a plan. We are waiting, because it has to be discussed by the rest of us, and I don't think we are ever going to have it because I don't think they want us to have it.

MR. CHILD: Mr. Chairman, point of order.

MRS. WILES: You will get the same kind of a thing, you will just get held up. I go along with Mr. Diehl that we approve this in principle and let them work out the details.

MR. COLLIANO: One other point, former Superintendent Joseph brought out the point of whether we would accept an extension of our lease only through the negotiation period with the Park. We would not. I don't believe it could happen within a year. We would accept an extension for as long as it would take to negotiate to return the Highland House to private ownership.

MR. NICKERSON: It seems it should be concluded by the end of the 1969 summer season.

MR. COLLIANO: If that could be done that would be great.

MR. NICKERSON: Are there any other questions? I think any action taken should be taken in executive session. Are there any other questions you would like to ask before we go into executive session?

MR. COLLIANO: If anyone can think of anything give us a call and we will be glad to help. Thank you very much for your time today.

(Messrs. Colliano and Hastings depart at 3:30 p.m.)

MR. NICKERSON: I would like to ask Les (Arnberger), what the basis was, if he can discuss it, for the reaction you got from Philadelphia.

MR. ARNBERGER: As far as I can tell it is reluctance to restore to private ownership the land that has been acquired for public use. It is a matter of principle.

MR. CHASE: Wouldn't this have been true in all land exchanges?

MR. ARNBERGER: Yes.

MR. NICKERSON: On land exchanges so far have there been any with private owners?

MR. ARNBERGER: Yes.

MRS. WILES: Oh yes. Mr. Peter Brown. His mother, as I understand it, wanted a piece of land on which to build her house.

MR. BEAN: This was done in connection with the land acquisition process.

MRS. WILES: It looks this way to me, the Act specifically does say that a land exchange can be made; it doesn't say whether with a Town or individuals. I think they maybe do not want to abide by the Act. They are not honoring it. They don't want to give up one single inch. We are getting the run-around.

MR. CHILD: It is pretty ridiculous; this is a pretty small area they are offering.

MR. PERRY: I think a land exchange is specifically for an area like Truro. We have no place for business people to go. It is just a situation of losing business that could possibly be kept in the town

through a land exchange. I would like to see the Commission go on record in favor in principle, and look at various values and have Messrs. Colliano and Hastings give their values, and perhaps an outside appriaser provide a third point of view.

MR. DIEHL: Why do they want the other house?

MR. PERRY: I don't know specifically.

MR. BEAN: For the rooms?

MR. ARNBERGER: That is where they are making money.

MR. NICKERSON: It says this in the Act about exchanges (Reads)

Sec. 2 (c) "In exercising his authority to acquire property by exchange, the Secretary may accept title to any non-Federal property located within such area and convey to the grantor of such property any federally owned property under the jurisdiction of the Secretary within such area. The properties so exchanged shall be approximately equal in fair market value: Provided that the Secretary may accept cash from or pay cash to the grantor in such an exchange in order to equalize the values of the properties exchanged..."

Now let's assume that there were no Little Shop, only the Highland House. There is nothing in the Act to permit the Government, once it has acquired this property, to sell it back, so it would appear that the Little Shop property is the only handle on which they can swing this proposition, so aside from the fact the value is unequal his excuse to acquire the Highland House ...

MR. DIEHL: You think they are interested in the Millstone Cottage?

MR. PERRY: If it were a condition, they may have different thoughts.

MR. NICKERSON: Why wouldn't it be a good idea for the Advisory

Commission to ascertain on what basis a land exchange can be accomplished as far as the Park Service is concerned indicating whether it ought to be done if it can be done on some basis.

MR. ARNBERGER: Frankly, I have some doubts about an exchange such as we are talking about because the Act indicates properties of equal value approximately. A disparity can be equalized with money, but these two properties are not approximately equal.

MR. NICKERSON: There may be another section in the Act which would apply.

MR. DIEHL: If the Town officials are for it I think we should do it if we can, for the sake of good public relations.

MR. CHILD: That is the big point, do it if you possibly can.

MR. NICKERSON: I don't think we should think of this in terms of Colliano and Hastings operating this because they are going to die, and even though we have the power of condemnation, we would have a moral obligation to keep it in private ownership as long as it is was run properly.

MR. PERRY: We have quite a system of checks and balances just in regard to zoning laws. We are going to have stricter ones.

MR. NICKERSON: But that wouldn't apply to existing property.

MR. PERRY: It would apply to changes and types or type of use.

MR. NICKERSON: Let's say they put on a very questionable kind of entertainment, there has to be some restraining control on the part of the Park Service.

MR. PERRY: This could be handled by officials of the Town.

MR. CHILD: I am thinking ahead a few years regarding public relations.

MR. NICKERSON: They have made it clear that they only want to buy and as part of the purchase price they are offering the Little Shop.

MR. CHASE: I don't think it is a good operation for the Park to run on a lease.

MR. NICKERSON: I would rather have it in private ownership than rented as a concession. What action do you want to take? We have to give the Superintendent something to hang his hat on.

MR. ARNBERGER: I think it would be helpful to have an indication of the Commission regarding the general proposal.

MR. NICKERSON: I am trying to give the Superintendent something to go back with.

MR. CHILD: I move that the Advisory Commission request the Superintendent to find out on what basis a land exchange can be accomplished, the Advisory Commission being of the opinion that this should be done if it is possible.

MR. PERRY: I second the Motion.

(The vote was taken, the ^{two} ~~four~~ Commission members voting in the affirmative, Mr. Norgeot having previously left the meeting.)

Item 6. Minimum Health Standards for Bathing Beaches

MR. BEAN: I attended the meeting in Boston on this subject. There were many people there from Cape towns. This proposal has seemed to cause quite an uproar because it was assumed it might have to be put

into effect this coming summer. Most of the people appearing were opposed. The feeling seemed to be that a great deal of clarification is needed.

MRS. WILES: If the Towns have to meet certain standards so does the Park.

MR. NICKERSON: Isn't this an opportunity for the Seashore to identify with the Towns in helping make these regulations such as can be lived with? A chance for the Park Service to back up the Towns and help with the problem?

MR. ARNBERGER: We have already tried to do this, we have sent in our copy of the Lifesaving handbook.

MR. CHILD: The State lifeguards never pick up anything. Yours do.

MRS. WILES: I am interested in if you don't advertise a beach as a beach but simply have a parking area like you have for stores, why should it apply at all, or would it apply? I mean swimming at your own risk.

MR. BEAN: I think they are getting at that with the neighborhood beach classification.

MR. NICKERSON: Isn't the real test for providing protection to beaches that you invite them to come?

MR. BEAN: You are not advertising it as a swimming beach, but it is a place where people can go.

MR. NICKERSON: This provides a real opportunity for the Federal

Government to be of assistance to the Commonwealth and the Towns in making a workable and simple rule.

MRS. WILES: They don't pay for beach use, they pay for parking; it is a convenience for them.

MR. BEAN: If you have a parking area you are inviting them. We asked to be invited to the workshop which they are setting up to study these proposed rules and regulations.

Item 7. Seashore Environmental Awareness Program

Park Naturalist Robert A. Taylor, Jr., joined the Commission at 4:15 p.m. and presented an outline of the Seashore Environmental Educational Development (SEED) program as contained in the material appended. He also outlined the National Environmental Education Development (NEED) program, accompanying this by a series of illustrated slides.

MRS. WILES: I would not want to send my children out for two weeks with a teacher who may be a Communist. You can't ask them to tell if they are or not when you hire them. There is no reason why taxpayers should be expected to spend money for sending kids out to a study area..

MR. TAYLOR: We are planning on making something available if they want to use it. What I have presented to you is part of a method which we have used to stimulate discussion in a group, and it has been very effective.

Item 8. Agenda Items and Date for Next Meeting

It was established that the next meeting will be held on February 28.

MR. DIEHL: I think we should leave the agenda for the next meeting up to the Superintendent.

MR. ARNBERGER: I expect this may be the Master Plan. I hope it will be ready for your discussion by that time.

Item 9. New Business

No new business appearing, the meeting ajourned at 5 p.m.

S*E*E*D*

SEASHORE ENVIRONMENTAL EDUCATION DEVELOPMENT

PURPOSE:

To preserve, renew and improve the quality and usefulness of our total environment for the welfare of Man and the dignity of his spirit.

OBJECTIVES:

1. To understand that Man needs more than himself for worthwhile living,
2. To encourage an attitude of constructive inquiry and receptivity to change,
3. To understand that Man's ability to control his environment calls for responsible actions,
4. To appreciate the fact that Man is a part of nature,
5. To understand the interactions and interdependencies among living things,
6. To be aware of past environmental changes,
7. To be aware of the people and events that shaped the United States,
8. To develop wholesome attitudes and values,
9. To understand the importance of individual thinking and action,
10. "To protect Man's right to exult in the presence of superlative wildness and scenic grandeur",
11. To help young people understand their environment, and
12. To understand that Man's welfare depends upon the state of his environment.

PROCEDURES:

1. Teacher workshops at Salt Pond Visitor Center.
2. Instructional materials for teachers.
3. Selected audiovisual materials.

BIBLIOGRAPHY:

A Geologist's View of Cape Cod, by Arthur N. Strahler

Cape Cod, Its People and Their History, by Henry C. Kittredge

Conservation Yearbooks published by the U.S. Department of the Interior:

Quest for Quality
Population Challenge
Third Wave
Man, An Endangered Species?

Life of the Marsh, by William A. Nering

Life of the Forest, by Jack McCormick

Life of the Seashore, by William H. Amos

The Sea Around Us, by Rachel Carson

Web of Life, by John H. Storer

ENVIRONMENTAL EDUCATION

Certainly one of the most serious problems facing America today is the decreasing quality of our environment in the cities, suburbs, and the countryside. The evolution of our society has proceeded in ignorance of the basic facts of ecology:

that Man is interrelated and interdependent with his environment;

that his environment is an ecological system;

that Man's welfare depends on the state of that system.

Project S * E * E * D *

Seashore Environmental Education Design

A project designed to provide teachers with local enrichment materials that will serve as extension and supplementary educational tools for use with the existing curriculum, and deals with the theme of "Man and His Environment".

This will include the production of materials for the teachers to use in the classroom, the establishment of environmental study areas for outdoor class experience, and the conducting of teacher workshops to provide information and materials to be used in the environmental study areas.

Project S * E * E * D * is being planned in four phases.

Phase I. Kindergarten - Third Grade Materials

Is being designed to develop an interest in the environment.

Phase II. Fourth - Sixth Grade Materials

Is to develop an appreciation of the environment.

Phase III. Seventh - Tenth Grade Materials

Is to create an understanding of the environment.

Phase IV. Eleventh - Twelfth Grade Materials

Is to develop an action response based on an interpretation of the policies and regulations of natural resources control.

Project SEED

Phase I.

(Kindergarten - Third Grades)

Is designed to develop INTEREST in the environment. By interest we mean making the children aware that they have a personal involvement in their environment; that they can change their environment; and that these changes can be "good" or "bad", depending on how much man understands his environment before he makes irreversible changes in it.

A series of stories with suggested methods of utilizing them - (Flannel Board, etc.) - are available for in-class use:

1. "Let's Build Cape Cod" (Basic Web of Life Concept)
2. "Living Things on Cape Cod" (Basic Balance of Nature)
3. "Let's Build Your Town" (Man's Effect on His Environment)
4. "Cape Cod and You" (General History of the Area)

Each of the story units has as a central theme:

Your environment is a system -

You are part of the system -

You can affect the system -

The system can affect you -

In addition to the locally-oriented story units, the following materials and facilities are available:

1. Simple "Web of Life" experiments
2. 16 mm. movie - "Environmental Awareness" - (for children)
3. Teacher workshops
4. Traveling environmental education exhibits for use in classrooms or school hall

Project SEED

Phase II.

(Fourth - Sixth Grades)

Is characterized by APPRECIATION of the environment. Appreciation is herein defined as a knowledge about the environment, cognitive relationships, the development of a sensitivity toward the environment, effective relationships, and the evolution of a basic environmental ethic.

A series of natural materials will be demonstrated as representing specific examples of the environment. They will function as a means to help create an appreciation for their respective roles in nature. They are integrated so that the materials can be used to teach the following environmental strands "Big Ideas".

(The National Park Service will not furnish these assembled "kits" to the teachers. They can, through certain simple procedures, apply for and receive "Collector's" permits. More information on the purpose of this action will be presented in the workshops.)

Project SEED

Phase II.

Unit 1. "The Brown World"

An introduction to the geology of the Cape with concentration on the fragile nature of the landforms. Erosion, natural and human-caused, will be stressed, with special emphasis on the dunes and sea cliffs.

Unit 2. "The Green World"

An introduction to the land biology of the Cape with concentration on the interrelationships of all living and non-living things (The Web of Life). What happens when these interrelationships are disturbed (The Balance of Nature). Man's role in, and dependence on, these relationships will be stressed.

Unit 3. "The Blue World"

An introduction to marine and freshwater biology with concentration on the value of salt marshes. Man's dependence on nature for the production of natural resources and the maintenance of a healthy environment will be stressed.

Environmental Strands

"Big Ideas"

1. Variety and Pattern: Many likenesses and differences occur among the variety and patterns of living and non-living things. A variety of functions, sizes and structures exists in plants and stars, rocks and animals, processes and people. However, there are sufficient similarities among things to permit man to classify them into orderly patterns. These classifications enhance man's understanding of his environment; conversely, increased understanding often modifies man's scheme of classification.
2. Continuity and Change: Continual change occurs with living and non-living things. Multitudes of changes of energy and materials occur among living things and their environment - among galaxies of stars, individuals and systems. Some changes seem to occur in cycles and some do not. Throughout all these changes there run patterns of continuity and constancy. Identities often continue in spite of changes; for example, matter and energy may be changed in form, or from one to the other, but they can be neither created or destroyed.
3. Interaction and Interdependence: Interactions and interdependencies occur among living things and non-living things. No thing exists in isolation. Interactions occur among things due to their relationships in time, position and energy. Cause and effect interactions, including interdependence and interchange of energy and materials among living things, among non-living things, and among all things and their environments, occur everywhere.

4. Adaptation and Evolution: Throughout time, living and non-living things undergo evolutionary development. Long-range developments have occurred and continue to occur among living and non-living things. These developments occur relatively slowly as compared to the life span of organisms. Organisms modify and are modified by their environment (adaptation); heredity preserves elements of continuity. Such processes include the development of galaxies and planetary systems; the evolution of the planet earth into its modern state and its future states; and the development of life from non-living entities to simple forms to complex forms.

All aspects of the Phase II. Brown, Blue and Green world "Big Idea" concepts will be covered in the teacher workshops.

Project SEED

Phase III. (Seventh - Tenth Grades)

Will emphasize man's UNDERSTANDING of his environment.

The program will stress the combination of natural, historical, and associated interactions that have created the environment of today, and will include the role of man's efforts in creating the environment of tomorrow.

A series of (15 - 20 minutes each) slide-tape programs designed to teach basic concepts - not facts about the environment - are available. Each program is a complete unit in itself. They will be most effective, however, if the entire series is used. The concepts stressed are keyed to the resources available for study in the Seashore's environmental study areas.

Unit I.

Geology

- Program # (1) The formation of Cape Cod
Theme: A fragile landscape, a result of the past
as well as the present

Unit II.

Oceanography

- Program # (2) Physical aspects
Theme: The ocean, a shaper of our environment
- Program # (3) Marine biology aspects
Theme: Resources for the future

Unit III.

Ecology of Nature

- Program # (4) Salt spray gradient communities
- Program # (5) Dry gradient communities
- Program # (6) Wet gradient communities
- Theme: Natural succession and change in our
environment

Unit IV.

Economy of Man

- Program # (7) Pristine condition, before European man
- Program # (8) Exploration and settlement through agricultural
stage
- Program # (9) Modern influences of the industrial and recreational
stages.
- Theme: Man caused changes in his environment

All aspects of Phase III will be covered in the workshops.

Project SEED

Phase IV. (Eleventh - Twelfth Grades)

The upper-high school program will seek to develop an environmental ETHIC, through understanding the role of land use policies and the laws that govern them. The necessity and effects of regulations, not only on the natural resources, but on pertinent aspects throughout the range of man's involvement with his total environment, will be stressed in this phase.

A series of movies, slide programs and selected publications are available to stimulate discussion sessions with the students. These can be followed up by group activities and individual assignments for more detailed individual involvement.

Movies:

1. "A Matter of Time"
2. "The Clock Ticks On"
3. "For All to Enjoy"

Slide Programs:

"Environmental Awareness"

Publications:

1. Department of the Interior - Conservation Yearbooks
2. Dynamics of Change - Kaiser Aluminum
3. A Sand Country Almanac - Leopold
4. Sandy Shores - a Cape Cod publication

The Seashore environmental study areas -

Visitor Center facilities, including library and study collections -

Help from the staff is also available -

WORKSHOPS

1. Teachers will be introduced to the cooperative environmental education program by means of various audiovisual presentations and seminar periods.
2. The concept of the National Environmental Education Development (NEED) program and that of the Environmental Study Area (ESA) program will be presented and discussed.
3. There will be demonstrations of materials developed and produced by the National Park Service staff and the teachers will be shown facilities available for use by them and students at Cape Cod National Seashore. There will be group discussion on how these materials can be used within all areas of existing curricula. These materials range from simple story presentation for kindergarten - third grades, collecting materials, 4 - 6 grades, audiovisual presentations and publications, 7 - 12 grades, and traveling exhibitions for classroom or hall, K-12.

Suggestions, ideas, methods, etc., from these workshop discussions will be made available to all participants.

4. There will be on-site orientation to Environmental Study Areas. Human and natural history, the effects of man on the land, the land's effects on man, will be covered. National Park Service personnel will be available for more definitive information.

WORKSHOP OPERATION -- GENERAL OUTLINE

How is the workshop to be scheduled and what are the mechanics involved?

Phases I and III will be the same for all grades. Phase II will be altered slightly to fit grade levels.

The staff at Cape Cod National Seashore will schedule all workshops at the convenience of the participating teachers.

Whenever possible, we would like to work with between ten and fifteen teachers.

Phase I. Environmental awareness orientation, NEED and ESA programs presentation and discussion. Approximate duration: two hours.

The National Park Service staff will present Phase I at any location desired by the school coordinator. It does not have to be presented at a Park Service facility.

Each participant will receive a folder containing information on the NEED and ESA programs, and a folder on each Environmental Study Area. These specific area folders will contain the following:

1. Natural and human history
2. An aerial map of the study area
3. Simple line maps of trail systems which may be used for field notes
4. Historic maps which show natural and/or man-caused changes in the study area

The ESA folders serve as the reference for all future activity on Environmental Study Areas.

Workshop Operations - General Outline (Continued)

Phase II. Demonstration of materials and orientation to facilities available at Salt Pond Visitor Center

- A. Group discussion of the incorporation of these enrichment materials within existing curricula. (The ideas or the methods emerging from discussion will be made available to all participants.)
- B. Methods of obtaining free materials for class use (varies with grade level) will be presented.

The workshop will be held at Salt Pond Visitor Center.

Approximate duration: Two hours.

Phase III. On-site familiarization with study areas. This activity will take two-three hours on each study area. If the participants wish, all three areas can be covered in one day or any combination thereof.

National Park Service personnel will be available for further discussion or aid in use of materials or study areas.

